



The Study Meeting of the West Valley City Council will be held on Tuesday, May 17, 2016, at 4:30 PM, in the Multi-Purpose Room, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted May 12, 2016, 1:00 PM

A G E N D A

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - A. May 3, 2016
4. Review Agenda for Regular Meeting and Special Municipal Building Authority Meeting Scheduled for May 17, 2016
5. Public Hearings Scheduled For May 24, 2016
 - A. Accept Public Input Regarding Application No. Z-3-2016, Filed by Hughes General Contractors, Requesting a Zone Change from Zone 'A' (Agriculture) to 'M' (Manufacturing) on Property Located at 7114 West SR-201 North Frontage Road

Action: Consider Ordinance No. 16-23, Amending the Zoning Map to Show a Change of Zone for Property Located at 7114 West SR-201 North Frontage Road from Zone 'A' (Agriculture) to Zone 'M' (Manufacturing)

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.

- B. Accept Public Input Regarding Application No. Z-5-2016, Filed by Adam Nash, Requesting a Zone Change From Zone 'A' (Agricultural) to 'RE' (Residential Estate) on Property Located at 3320 South 6400 West

Action: Consider Ordinance No. 16-24, Amending the Zoning Map to Show a Change of Zone for Property Located at 3320 South 6400 West from Zone 'A' (Agriculture) to Zone "RE' (Residential Estate)

Action: Consider Resolution No. 16-83, Authorizing the City to Enter into a Development Agreement with Mountain Vista Development Inc. for Approximately 5.0 Acres of Property Located at 3320 South 6400 West

- C. Accept Public Input Regarding Application ZT-4-2016, Filed by West Valley City, Requesting a Zone Text Change to Section 7-14-105 of the West Valley City Municipal Code to Require Basements in Single Family Dwellings Where Soil Conditions Allow and to Increase the Minimum Size for Single Family Dwellings Where Soil Conditions Do Not Allow Basements

Action: Consider Ordinance 16-25, Amend Section 7-14-105 of the West Valley City Municipal Code to Amend Provisions Governing the Construction of Certain Single Family Dwellings

- D. Accept Public Input Regarding Application ZT-5-2016, Filed by West Valley City, Requesting a Zone Text Change to Section 7-14-105 of the West Valley City Municipal Code to Exempt Properties Under Certain Instances from the Latest Single Family Dwelling Standards

Action: Consider Ordinance 16-26, Amending Section 7-14-105 of the West Valley City Municipal Code to Amend Provisions Governing the Construction of Certain Single Family Dwellings

6. Resolutions:
 - A. 16-84: Approve the Purchase of a Replacement Ambulance Cab and Chassis for Use by the Fire Department
 - B. 16-85: Approve the Purchase of a Vermeer BC1500 Wood Chipper from Vermeer Rocky Mountain Inc. For Use by the Public Works Department
 - C. 16-86: Award a Contract to Stapp Construction for the Fairbourne Station Phase II Roadway and Utility Project
 - D. 16-87: Approve the Purchase of Traffic Signal Equipment from Utah Department of Transportation for the Fairbourne Station Phase II Roadway Project at 3030 West 3500 South
7. Consent Agenda Scheduled For May 24, 2016
 - A. Reso. 16-88: Authorize the City to Grant a Temporary Construction Easement to Ralph L. Wadsworth/Staker Parsons (RLW/SPC) Joint Venture on Property Located at 5168 South Upper Ridge Road (20-11-302-003)
 - B. Reso. 16-89: Authorize West Valley City to Grant a Right of Way Easement in Favor of Rocky Mountain Power for the West Valley Skate Park Located at 3201 South 5600 West in Centennial Park
 - C. Reso. 16-90: Authorize the Execution and Recording of a Delay Agreement Between West Valley City and HD Magna, LLC for Property Located at 3420 South 5600 West
 - D. Reso. 16-91: Authorize the Execution and Recording of a Delay Agreement Between West Valley City and Willow Wood L.L.C. for Property Located at 3515 West 3500 South

8. Communications:
 - A. Budget Update
 - B. Council Update
 - C. Potential Future Agenda Items
9. New Business:
 - A. Council Reports
10. Motion for Executive Session
11. Adjourn

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-1-

THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, MAY 3, 2016, AT 4:30 P.M. IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor
Don Christensen, Councilmember At-Large
Tom Huynh, Councilmember District 1
Steve Buhler, Councilmember District 2
Karen Lang, Councilmember District 3
Steve Vincent, Councilmember District 4

ABSENT: Lars Nordfelt, Councilmember At-Large (Excused)

STAFF PRESENT:

Wayne Pyle, City Manager
Nichole Camac, City Recorder

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Lee Russo, Police Chief
John Evans, Fire Chief
Layne Morris, CPD Director
Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Sam Johnson, Strategic Communications Director
Jake Arslanian, Public Works Department
Ed Domian, CED Department
Jerry Thompson, CED Department
Mark Nord, CED Department
Freyja Johnson, CED Department
Jeanette Carpenter, Finance Department
Brandon Hill, Law Department
Dan Johnson, Public Works Department
Leslie Hudson, Administration

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD APRIL 19, 2016**

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-2-

The Council read and considered Minutes of the Study Meeting held April 19, 2016. There were no changes, corrections or deletions.

Councilmember Vincent moved to approve the Minutes of the Study Meeting held April 19, 2016. Councilmember Lang seconded the motion.

A voice vote was taken and all members voted in favor of the motion.

2. **REVIEW AGENDAS FOR COUNCIL REGULAR, REDEVELOPMENT AGENCY, HOUSING AUTHORITY, AND BUILDING AUTHORITY MEETINGS SCHEDULED MAY 3, 2016**

Upon inquiry by Mayor Bigelow there were no further questions or concerns from members of the City Council regarding items listed on the Agendas for the Council Regular, Redevelopment Agency, Housing Authority, and Building Authority Meetings scheduled later this night.

3. **ORDINANCE NO. 16-17, AMEND SECTIONS 16-1-101, 16-2-101, 16-5-101, 16-11-101, 16-12-101, 16-13-101, AND 16-14-101 AND ENACTING SECTION 16-15-101 OF TITLE 16 OF THE WEST VALLEY CITY MUNICIPAL CODE TO ADOPT THE 2014 AND 2015 EDITIONS OF THE INTERNATIONAL CODES**

Ed Domian, CED Department, discussed proposed Ordinance No. 16-17 that would amend Sections 16-1-101, 16-2-101, 16-5-101, 16-11-101, 16-12-101, 16-13-101 and 16-14-101, and enact Section 16-15-101 of Title 16 of the West Valley City Municipal Code to adopt the 2014 and 2015 editions of the International Codes.

Written documentation previously provided to the City Council included information as follows:

In the 2015 session the Utah Legislature passed H.B. 316 that adopted the newest International Code updates. The updated codes referenced were the newest editions of the International Codes and part of a comprehensive multi-year, ongoing review process to ensure that building standards would be in accordance with the highest safety standards. The updated codes would take effect on July 1, 2016, requiring the City to update its ordinance accordingly.

Mayor Bigelow inquired if there were any requirements in the City's ordinances that would be more stringent than the State Code.

Mr. Domian advised that municipalities were required to adopt the State Codes and there were a few exceptions that applied to unique circumstances such as overlay zones where additional standards could be enforced.

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-3-

The City Council will consider proposed Ordinance No. 16-17 at the Regular Council Meeting scheduled May 10, 2016, at 6:30 P.M.

4. **RESOLUTION NO. 16-72, SUPPORTING THE EFFORTS OF THE WEST VALLEY CITY YOUTH CITY COUNCIL TO EDUCATE THE CITY'S YOUTH CONCERNING THE HAZARDS OF ELECTRONIC CIGARETTES**

Brandon Hill, Law Department, introduced Christopher Cox, Mayor of the Youth City Council.

The Youth City Council Mayor discussed proposed Resolution No. 16-72 that would support the efforts of the West Valley City Youth City Council to educate the City's youth concerning the hazards of electronic cigarettes.

Written documentation previously provided to the City Council included information as follows:

The proposed Resolution would declare the City Council's support of the Youth City Council's efforts and commends their work to promote the health, safety and welfare of the citizens of West Valley City.

The Youth City Council had observed a dramatic increase in usage of electronic cigarettes by fellow students and youth citizens in the City. Electronic cigarette usage represented a significant health hazard to students who often faced significant pressure to use the products. The Youth City Council desired to educate fellow students to ensure the hazards of the electronic cigarette usage was well known and encourage students to avoid those products.

Upon inquiry by Councilmember Buhler regarding why teenagers were attracted to using electronic cigarettes, Mr. Cox informed it was often felt to be safer, less addictive, and less noticeable than a regular cigarette.

Councilmember Buhler also inquired regarding future Youth Council plans.

Mr. Cox indicated the Youth Council would like to visit various schools and educate youth.

Councilmember Vincent inquired what dangers were posed by e-cigarettes.

Mr. Cox informed there was not enough knowledge to date on what the vale liquid consisted of, but harmful chemicals might post health concerns in users.

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-4-

Mayor Bigelow stated that nicotine was present in many electronic cigarettes and that bad habits and illegal activity seemed to continue to transform and move forward in our society.

The City Council will consider proposed Resolution No. 16-72 at the Regular Council Meeting scheduled May 10, 2016, at 6:30 P.M.

5. **RESOLUTION NO. 16-73, AUTHORIZING THE CITY TO ENTER INTO A FIRST AMENDMENT TO THE THEATRE SUBLEASE AGREEMENT WITH HALE CENTRE THEATRE FOR USE OF THE HALE CENTRE THEATRE FACILITY**

City Manager, Wayne Pyle, discussed proposed Resolution No. 16-73 that would authorize the City to enter into a First Amendment to the Theatre Sublease Agreement with Hale Centre Theatre for use of the Hale Centre Theatre facility.

Written documentation previously provided to the City Council included information as follows:

The City and Hale Centre Theatre entered into a Sublease Agreement as of March 1, 2007, that would expire on December 31, 2016. Hale Centre Theatre would be moving to Sandy City where a new theatre for their operations was underway. However, the new theater would not be completed prior to December 31, 2016, and Hale would lose a year of operations unless the Sublease Agreement was amended and the term extended for a period of one year.

Upon inquiry by Councilmember Buhler, the City Manager explained the lease was for one year and if the users of the Hale Center Theatre moved to their new location during that time they would still be required to pay for the entire year.

Mr. Pyle also informed that Hale Centre Theatre would soon announce the plays for their next season.

Upon inquiry, the City Manager further informed the contract did not stipulate how many performances there would be per year.

6. **RESOLUTION NO. 16-74, AWARDING A CONTRACT TO LAYTON CONSTRUCTION TO COMPLETE THE BASEMENT OF THE UTAH CULTURAL CELEBRATION CENTER**

City Manager, Wayne Pyle, discussed proposed Resolution No. 16-74 that would award a contract to Layton Construction in an amount not to exceed \$3,733,931.80, with authorization to spend an amount not to exceed \$3,920,700.00 through change orders, to complete the basement of the Utah Cultural Celebration Center.

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-5-

Written documentation previously provided to the City Council included information as follows:

Completion of the basement construction of the Utah Cultural Celebration Center (UCCC) would expand the operational capacity of the Center. When the UCCC was originally built the basement had not been completely developed and constructed. This project would complete the basement and provide the additional conference rooms, multipurpose use rooms, gallery storage rooms, classrooms and many amenities needed to expand the UCCC operations. The existing gallery storage space did not provide adequate archiving space or a self-contained environmental vault for traveling exhibits. This project would allow adequate space for archiving and the special vault. The basement completion would provide additional space and opportunities to further the art and culture needs of the City and the entire Wasatch Front. Salt Lake County had pledged to support the expansion and completion of the basement in the amount of \$2,500,000.00 matching funds.

The project had been advertised for general contractor pre-qualification, with five general contractors having been pre-qualified to bid the project. Four contractors had responded with bids: Cameron Construction, Layton Construction, R&R Construction and Paulsen Construction. Paulsen Construction's bid had been withdrawn. Results of the sealed bids was as follows:

Layton Construction:	\$3,733,931.80
R&O Construction:	\$4,162,900.00
Cameron Construction:	\$4,680,982.00

City staff advised that Layton Construction had submitted the lowest responsible bid.

Councilmember Buhler inquired regarding the timeline for completion of the project.

City Manager, Wayne Pyle, advised the projected completion for the project would be the end of the year or early January of 2017.

The City Council will consider proposed Resolution No. 16-74 at the Regular Council Meeting scheduled May 10, 2016, at 6:30 P.M.

7. **RESOLUTION NO. 16-75, APPROVING AN AGREEMENT BETWEEN WEST VALLEY CITY AND THE UTAH TRANSIT AUTHORITY FOR THE REROUTING OF BUS RAPID TRANSIT SERVICE IN FAIRBOURNE STATION**
Dan Johnson, Public Works Department, discussed proposed Resolution No. 16-75 that would approve an Agreement between West Valley City and the Utah Transit Authority (UTA) for the rerouting of bus rapid transit service in Fairbourne Station.

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-6-

Written documentation previously provided to the City Council included information as follows:

The proposed Agreement would facilitate a change in 3500 South BRT lanes and routes for construction of a new road and traffic signal at 3030 West.

The next phase of the Fairbourne Station roadways would necessitate construction of a new road at 3030 West between Lehman Avenue and 3500 South Street. The 3030 West would be signalized at 3500 South with left turn lanes from westbound 3500 South to southbound 3030 West. Currently the lanes needed for the turn lanes were occupied by UTA's Bus Rapid Transit (BRT) lines. UTA agreed to give up the use of the BRT lanes between 3030 West and Market Street in exchange for construction of two new BRT stations on 3030 West and the relocation of an existing station from Lehman Avenue to Market Street.

UTA also desired to increase the length of the canopy on the two new BRT stations on 3030 West and agreed to pay the City the additional cost for the increased length of that canopy. The cost of the betterment would be known after the City bid the Fairbourne Station Phase II Roadway Project this spring.

A permit for the work on 3500 South had been received from UDOT.

Upon inquiry by Councilmember Vincent, the Council was informed November would be the date of completion for the project.

Councilmember Buhler asked if the rerouting of the BRT lines had been due to the new intersection, and Mr. Johnson informed in the affirmative.

Mr. Johnson also explained bus activity was something the City wanted to encourage in Fairbourne Station and high density development, such as what existed in Fairbourne Station, typically encouraged transit.

Councilmember Vincent mentioned it would help traffic along 3500 South as well.

The City Council discussed traffic flow along 3500 South, islands separating eastbound and westbound traffic, and left hand turns.

City Manager, Wayne Pyle, stated the West Valley had been working with UDOT on this project for a long time and City staff was happy to see it come to fruition.

The City Council will consider proposed Resolution No. 16-75 at the Regular Council Meeting scheduled May 10, 2016, at 6:30 P.M.

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-7-

8. **RESOLUTION NO. 16-76, A RESOLUTION OF THE CITY COUNCIL OF WEST VALLEY CITY, UTAH, AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A MASTER LEASE AGREEMENT BY AND BETWEEN THE CITY AND THE MUNICIPAL BUILDING AUTHORITY OF WEST VALLEY CITY, UTAH (THE “AUTHORITY”), AND A GROUND LEASE AGREEMENT; AUTHORIZING THE ISSUANCE AND SALE BY THE AUTHORITY OF ITS LEASE REVENUE AND REFUNDING BONDS, SERIES 2016, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT MORE THAN \$36,000,000; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF A GENERAL INDENTURE OF TRUST AND A FIRST SUPPLEMENTAL INDENTURE OF TRUST, BOND PURCHASE AGREEMENT, CERTAIN SECURITY DOCUMENTS, AN OFFICIAL STATEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTION CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS**

City Manager, Wayne Pyle, discussed proposed Resolution No. 16-76, that would authorize and approve the execution and delivery of a Master Lease Agreement by and between the City and the Municipal Building Authority of West Valley City, Utah, and a Ground Lease Agreement; authorize the issuance and sale by the Authority of its Lease Revenue and Refunding Bonds Series 2016 in the aggregate principal amount of not more than \$36,000,000; authorize and approve the execution and delivery by the Authority of a General Indenture of Trust and a First Supplemental Indenture of Trust, Bond Purchase Agreement, certain security documents, an Official Statement, and other documents required in connection therewith; authorize the taking of all other actions necessary to the consummation of the transaction contemplated by the Resolution; and related matters.

Mr. Pyle introduced Laura Lewis, representing Ballard Spahr. Ms. Lewis had previously provided written documentation to the Council and she discussed that information, summarized as follows:

Municipal Building Authority of West Valley City, Series 2016

Purpose:

- I. Refund (Pay and Cancel) Maverik Center Bonds Series 2006A and Hale Centre/Fire Station Bonds Series 2006B for an economic savings
 - a. \$24,165,000 in par amount of the Series 2016 Bonds will be used to refund the Series 2006A and 2006B Bonds
- II. Provide funds to construct a new fire station and remodel an existing fire station
 - a. \$6,480,000 in par amount of the Series 2016 Bonds will be used for the Fire Station project(s)

Summary Facts:

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-8-

- The Series 2006A and Series 2006B Bonds are both callable on August 1, 2016
- The City can now issue refunding bonds on a tax-exempt basis and take advantage of very low interest rates
- The True Interest Cost on the outstanding 2006 Bonds is 4.38% for the Series 2006A and 3.93% for the Series 2006B
- The True Interest Cost for the Refunding Portion of the Series 2016 Bonds is projected to be approximately 2.06% for the 2006A Refunding and 1.63% for the 2006B Refunding
- The City will realize a significant savings currently estimated to be \$2,707,097 on a net present value basis
- The real property of the Maverik Center and fire stations will be the security for the new bonds just as the various project real property was for the 2006 Bonds
- Proposed timing matters
 - Council and MBA meeting on May 10th to consider Super Parameters Resolution and related documents
 - Public hearing on May 31st or June 7th related to the new funds to be utilized for the fire station
 - Projected closing on or before August 1st
- The graphs provided depict: 1) the savings on the refunding, and 2) the addition of the new money component for the fire station(s)
- There is a clear benefit to moving forward with this transaction to recognize the savings. Additionally, with the plans to address needed capital improvements for the Fire Department the timing is ideal to add the new money piece to the transaction as it reduces some of the costs of issuing separate stand-alone debt, brings added security strength to the Maverik Center bonds and typically somewhat lower rates can be obtained on larger bond issues

The City Council and Ms. Lewis further discussed details regarding refinancing and adding additional funds for fire station construction/remodel and the pros and cons of doing one and not the other.

Councilmember Buhler advised he saw the refund as a benefit and the fire station construction and remodels had been ongoing conversations. He indicated it would be worth discussing changing firefighter shifts to 12 hours which would decrease the cost of new fire stations by reducing the need for living space.

Mayor Bigelow stated money saved could be applied elsewhere as well.

Ms. Lewis stated the City Council could adopt a parameters resolution and would not need a definitive yes or no on the options presented until the contestability period was

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-9-

almost up. She further stated if the Council approved the construction of a new fire station and remodel of an existing one, this would need to occur in three years per the bond agreement.

Members of the Council further discussed the benefits of bonding versus other financial options.

The City Council will consider proposed Resolution No. 16-76 at the Regular Council Meeting scheduled May 10, 2016, at 6:30 P.M.

9. **RESOLUTION NO. 16-77, ADOPTING A TENTATIVE BUDGET FOR THE FISCAL YEAR COMMENCING JULY 1, 2016, AND ENDING JUNE 30, 2017; AND SETTING AUGUST 9, 2016, AS THE DATE FOR PUBLIC HEARING**

City Manager, Wayne Pyle, discussed proposed Resolution No. 16-77 that would adopt a Tentative Budget for the fiscal year commencing July 1, 2016, and ending June 30, 2017; and setting August 9, 2016, as the date for public hearing.

Written documentation previously provided to the City Council included information as follows:

West Valley City would adopt a Tentative Budget that would be made available for public inspection during regular office hours in the City Recorder's Office and give notice of a hearing to receive public comment before the final adoption of the Tentative Budget for Fiscal Year 2016-2017.

Upon inquiry, there were no further questions or concerns from members of the City Council.

The City Council will consider proposed Resolution No. 16-77 at the Regular Council Meeting scheduled May 10, 2016, at 6:30 P.M.

10. **COMMUNICATIONS**

A. **BUDGET DISCUSSION**

City Manager, Wayne Pyle, discussed the proposed budget. He explained program modification requests by department, future goals and needs, and other line item financial necessities in the upcoming year. He also discussed ongoing costs, long-term changes, and priority projects.

Upon inquiry by Councilmember Buhler, the City Manager advised that the last residential tax increase had been in 2011.

The City Council discussed taxes and tax increases, including property tax in other municipalities and how West Valley City compared. They also discussed

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-10-

sales tax.

The City Manager stated many cities relied on one economic source and struggled with maintaining and increasing growth. He indicated West Valley City had been able to find a balance and maintain its economic vitality over the years.

Upon inquiry by Councilmember Huynh, the City Manager advised court payments from citations and etc. would likely increase once the Police Department was fully staffed. He discussed the Capital Facilities Plan that included sources of refunding, projects, timeline, and the redirect of cash flow needs.

Mayor Bigelow discussed debt and stated he personally felt the goal of a City should be to get out of debt as much as possible. He indicated high levels of debt had the effect of reducing flexibility.

The City Council discussed debt versus projects that required prioritized attention.

B. COUNCIL UPDATE

Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events as follows:

May

May 3, 2016

Tuesday

Municipal Stormwater in Utah: Enforcement Trends, Compliance Challenges, and Practical Solutions, 8:00 AM- 10:00 AM- Holland & Hart, 222 South Main Street, Suite 2200, Salt Lake City

May 3, 2016

Tuesday

RDA, HA, and BA Meetings Scheduled

May 5, 2016

Thursday

UDOT Annual Visit with County and Cities, 9 A.M.- 11 A.M.- Calvin Rampton Complex (1st floor), 4501 South 2700 West

May 7, 2016

Saturday

Big Ass Show/ Death Cab for Cutie, 4:00 PM- USANA Amphitheatre, 5125 South 6400 West

May 10, 2016

Tuesday

Special RDA, HA, and BA Meetings Scheduled

May 12, 2016

Thursday

Youth Arts Festival, 5:00 P.M.-6:30 P.M.- Fairbourne Station, 2900 West Lehman Ave

May 14, 2016

Fire Ops 101, 7:00 AM- 3:00 PM- Stansbury

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-11-

Saturday	Elementary School, 3050 South 2700 West
May 14, 2016 Saturday	Glen Heather Neighborhood Clean-Up and Block Party, 4:00- 9:00 PM- Bello Avenue from Approximately 6970 West to Callao Drive
May 18, 2016 Wednesday	Harman Heritage Series- Drops in a Bucket & Other Songs, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West
May 19, 2016 Thursday	My Place Economy Extended Stay Grand Opening, 11:00 AM to 2:00 PM- 3074 Decker Lake Drive
May 20, 2016 Friday	Free Movies in the Park (Movie: Turbo), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
May 24, 2016 Tuesday	Silent Hero Breakfast, 8:00 AM- 9:30 AM- Granite Education Foundation, 2500 S State Street- Five Story Building Room #D102
May 26, 2016 Thursday	Summer at the Station Concert
May 30, 2016 Monday	Memorial Day Holiday- City Hall Closed
May 31, 2016	No City Council Meetings- 5 th Tuesday
<u>June</u> June 3, 2016 Friday	Free Movies in the Park (Movie: Bee Movie), Starts at Dusk (Approx. 9:30 PM)- Fairbourne Station, 2900 West Lehman Ave
June 7, 2016 Tuesday	RDA, HA, and BA Meetings Scheduled
June 9, 2016 Thursday	Summer at the Station Concert
June 9, 2016 Thursday	Slipknot with Marilyn Manson, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West
June 13, 2016- June 24, 2016 Thursday- Sunday	WestFest- Centennial Park, 5405 West 3100 South

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-12-

June 14, 2016 Tuesday	Steely Dan/Steve Winwood, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
June 15, 2016 Wednesday	Harman Heritage Series- Art Alive! Stories Behind the Art, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West
June 17, 2016 Friday	Free Movies in the Park (Movie: TBD), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
June 23, 2016 Thursday	Summer at the Station Concert
June 24, 2016 Friday	Jason Aldean, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
June 25, 2016 Saturday	Boston, 7:30 PM, USANA Amphitheatre, 5125 South 6400 West
June 30, 2016 – July 4, 2016	Traveling Vietnam Memorial Replica “The Healing Wall”- Location TBD
<u>July</u> July 4, 2016 Monday	Independence Day Holiday- City Hall Closed
July 7, 2016 Thursday	Summer at the Station Concert
July 8, 2016 Friday	Free Movies in the Park (Movie: Madagascar 3) Starts at Dusk (Approx. 9:30 PM)- Fairbourne Station, 2900 West Lehman Ave
July 9, 2016 Saturday	Bret Michaels, 4:00 PM- USANA Amphitheatre, 5125 South 6400 west
July 10, 2016 Sunday	G-Eazy “Endless Summer Tour”, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 16, 2016 Saturday	The Piano Guys, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 20, 2016 Wednesday	Korn & Rob Zombie, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-13-

July 21, 2016 Thursday	Keith Urban feat. Brett Eldredge, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 21, 2016 Thursday	Summer at the Station Concert
July 25, 2016 Monday	Pioneer Day Holiday- City Hall Closed
July 26, 2016 Tuesday	Weezer/ Panic at the Disco, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
July 29, 2016 Friday	Florida Georgia Line, 7:00 PM- USANA Amphitheatre, 5125 South 5400 West
July 29, 2016 Friday	Free Movies in the Park (Movie: Rio), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
<u>August</u>	
August 2, 2016 Tuesday	National Night Out/ No City Council Meetings
August 4, 2016 Thursday	Summer at the Station Concert
August 12, 2016 Friday	Free Movies in the Park (Movie: Kung Fu Panda 3), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
August 18, 2016 Thursday	Summer at the Station Concert
August 20, 2016 Saturday	Josh Groban with Special Guest Sarah McLachlan, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
August 21, 2016 Sunday	Journey and The Doobie Brothers, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
August 26, 2016 Friday	5 Seconds of Summer, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West
August 27, 2016 Saturday	Lynyrd Skynyrd, 8:00 PM- USANA Amphitheatre, 5125 South 6400 West

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-14-

August 29, 2016 Heart, Cheap Trick, and Joan Jett, 6:30 PM- USANA
Monday Amphitheatre, 5125 South 6400 West

August 30, 2016 No Council Meetings- 5th Tuesday

September

September 2, 2016 The Dixie Chicks, 7:00 PM- USANA Amphitheatre,
Friday 5125 South 6400 West

September 5, 2016 Labor Day Holiday- City Hall Closed
Monday

September 11, 2016 Black Sabbath, 7:30 PM- USANA Amphitheatre,
Sunday 5125 South 6400 West

September 16, 2016 Def Leppard with REO Speed Wagon and Tesla,
Friday 7:00 PM- USANA Amphitheatre, 5125 South 6400
West

September 17, 2016 Dirks Bentley, TBD- USANA Amphitheatre, 5125
Saturday South 6400 West

September 22, 2016 Blink 182, 7:00 PM- USANA Amphitheatre, 5125
Thursday South 6400 West

September 30, 2016 Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125
Friday South 6400 West

October

October 1, 2016 Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125
Saturday South 6400 West

October 4, 2016 RDA, HA, and BA Meetings Scheduled
Tuesday

October 13, 2016 Brantley Gilbert, TBD- USANA Amphitheatre, 5125
Thursday South 6400 West

November

November 11, 2016 Veteran's Day Holiday
Friday

November 24, 2016 Thanksgiving Holiday- City Hall Closed
Thursday

November 29, 2016 No Council Meetings- 5th Tuesday

MINUTES OF COUNCIL STUDY MEETING – MAY 3, 2016

-15-

December

December 27, 2016 No Council Meetings- Christmas

C. POTENTIAL FUTURE AGENDA ITEMS

Upon inquiry by Mayor Bigelow there were no potential future agenda items to be discussed.

11. COUNCIL REPORTS

A. COUNCILMEMBER DON CHRISTENSEN – ARBOR DAY TREE PLANTING

Councilmember Christensen stated he had helped plant trees for Arbor Day with the Parks and Recreation Department. He advised that the Girl Scouts from Monroe Elementary had contributed to the project as well.

B. MAYOR RON BIGELOW – UTAH DEPARTMENT OF TRANSPORTATION ANNUAL VISIT

Mayor Bigelow stated there was a UDOT (Utah Department of Transportation) annual visit this Thursday at 9:00 A.M. and he would be unable to attend.

12. MOTION TO ADJOURN

Upon motion by Councilmember Buhler all voted in favor to adjourn.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY COUNCIL THE STUDY MEETING OF TUESDAY, MAY 3, 2016, WAS ADJOURNED AT 6:25 P.M. BY MAYOR BIGELOW.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, May 3, 2016.

Nichole Camac
City Recorder



The Regular Meeting of the West Valley City Council will be held on Tuesday, May 17, 2016, at 6:30 PM, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted May 12, 2016 at 1:00 PM

A G E N D A

1. Call to Order
2. Roll Call
3. Opening Ceremony: Councilmember Steve Buhler
4. Special Recognitions
5. Approval of Minutes:
 - A. May 3, 2016
6. Comment Period:

(The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to five minutes. Any person wishing to comment during the comment period shall request recognition by the Mayor. Upon recognition, the citizen shall approach the microphone. All comments shall be directed to the Mayor. No person addressing the City Council during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate with the Mayor, City Council or City Staff; however, the Mayor, City Council or City Staff may respond within the 30-minute period.)

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.

- A. Public Comments
- B. City Manager Comments
- C. City Council Comments

7. Public Hearings:

- A. Accept Public Input Regarding Community Development Block Grant (CDBG) Annual Action Plan and Budget Proposal of Recommended Projects for FY 2016-2017

Action: Consider Resolution 16-78, Approve the West Valley City Community Development Block Grant (CDBG) Budget Proposal on Recommended Projects for FY 2016-2017

- B. Accept Public Input Regarding Application S-8-2016, Filed by Elizabeth Hunt, Representing Maverik Inc, Requesting Final Plat Approval for The Maverik Gates Avenue Subdivision Located at 7200 West Gates Avenue

Action: Consider Ordinance 16-18, Approving the Amendment of Lots 1-3 in Block 1, East Magna Plat A Subdivision Located at 7200 West Gates Avenue

- C. Accept Public Input Regarding Application S-9-2016, Filed by Derek Gasser, Requesting Final Plat Approval for the Shoppes at Lake Park Phase 2- Lot 2A Amended Subdivision Located at 2927 South 5600 West

Action: Consider Ordinance 16-19, Approving the Amendment of Lot 2A of the Shoppes at Lake Park Phase 2 Subdivision Located at Approximately 2927 South 5600 West

- D. Accept Public Input Regarding Application Z-2-2016, Filed by Ken Milne, Requesting a Zone Change from 'A' (Agriculture) to 'RE' (Residential Estate) On Property Located at 3702 South 6400 West

Action: Consider Ordinance 16-20, Amending the Zoning Map to Show a Change of Zone for Property Located at 3702 South 6400 West from Zone 'A' (Agriculture) to 'RE' (Residential Estate)

Action: Consider Resolution 16-79, Authorizing the City to Enter into a Development Agreement with Arcadia Properties LLC for Approximately 25.36 Acres of Property Located at 3702 South 6400 West

- E. Accept Public Input Regarding Application GPZ-3-2015, Filed by Joe Colosimo, Requesting a General Plan Change from Non-Retail Commercial to Medium Density Residential and a Zone Change from 'A' (Agriculture) to 'RM' (Residential Multi-Family) On Property Located at 4500 South Constitution Boulevard (2700 West)

Action: Consider Ordinance 16-21, Amending the General Plan to Show a Change of Land Use from Non-Retail Commercial to Medium Density Residential for Property Located at 4500 South Constitution Boulevard (2700 West)

Action: Consider Ordinance 16-22, Amending the Zoning Map to Show a Change of Zone for Property Located at 4500 South Constitution Boulevard (2700 West) from Zone 'A' (Agriculture) to Zone 'RM' (Residential Multi-Family)

Action: Consider Resolution 16-80, Authorizing the City to Enter Into a Development Agreement with Macky Farms, LLC for Approximately 15.6 Acres of Property Located at 4500 South Constitution Boulevard (2700 West)

8. Resolutions:

- A. 16-81: Set Forth and Reaffirm West Valley City's Commitment to Fight Housing Insecurity and Homelessness
- B. 16-82: Approve an Amendment to a Parking Easement Agreement with Pristine Alpine Entertainment LLC Releasing a Portion of the Easement Identified as

Easement 5 General Parking Area at the USANA Amphitheatre Located At
Approximately 5168 South Upper Ridge Road

9. Unfinished Business:
 - A. 16-76: Authorize and Approve the Execution and Delivery of a Master Lease Agreement by and Between the City and the Municipal Building Authority of West Valley City, Utah ("The Authority") and a Ground Lease Agreement; Authorize the Issuance and Sale by the Authority of Its Lease Revenue and Refunding Bonds, Series 2016, in the Aggregate Principal Amount of Not More Than \$36,000,000; and Related Matters (Continued from Regular Meeting of May 10, 2016)
10. Motion for Executive Session
11. Adjourn



WEST VALLEY CITY MUNICIPAL BUILDING AUTHORITY
3600 CONSTITUTION BOULEVARD
WEST VALLEY CITY, UTAH 84119

DON CHRISTENSEN, CHAIR
KAREN LANG, VICE CHAIR

A Special Meeting of the West Valley City Municipal Building Authority will be held on Tuesday, May 17, 2016, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted May 12, 2016, 1:00 PM

A G E N D A

1. Call to Order- Chair Don Christensen
2. Opening Ceremony
3. Roll Call
4. Unfinished Business:
 - A. 16-02: Authorize the Issuance and Sale of Not More Than \$36,000,000 Aggregate Principal Amount of Lease Revenue and Refunding Bonds, Series 2016; and Related Matters (Continued from Special Meeting of May 10, 2016)
5. Adjourn

- West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.
- If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Nichole Camac.

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

Application: #Z-3-2016
Applicant: Hughes General Contractors
Location: 7114 W. SR-201 North Frontage Road
Size: .17 acres

SYNOPSIS:

Change zone from 'A' (Agriculture) to 'M' (Manufacturing).

BACKGROUND:

Hughes General Contractors, representing the Mountain West Truck Center, has requested a zone change for 0.17 acres located at 7114 W. SR-201 North Frontage Road from A (agriculture, minimum lot size ½ acre) to M (manufacturing). Surrounding zones include M on all sides. Surrounding land uses include the Mountain West Truck Center project to the north and west, the north frontage road and SR-201 are located to the south and 1st Choice Storage is to the east. The property is designated as light manufacturing in the West Valley City General Plan.

The requested rezone is for three small parcels that are part of the Mountain West Truck Center project (C-28-2015). Initially this area was part of the landscaped setback however the applicant plans on relocating the entrance to provide better maneuvering area for the trucks so they are rezoning these parcels to incorporate it in to the overall project.

Given the General Plan designation, neighboring uses and zoning and proximity to SR-201, the M Zone seems appropriate for this property.

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Jody Knapp, Zoning Administrator

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: _____

Date Adopted: _____

Effective Date: _____

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A
CHANGE OF ZONE FOR PROPERTY LOCATED AT 7114 WEST SR-
201 NORTH FRONTAGE ROAD FROM ZONE 'A' (AGRICULTURE) TO
'M' (MANUFACTURING).**

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah:

SECTION 1. ZONING CHANGE.

The property described in application #Z-3-2016, filed by Hughes General Contractors at 7114 West SR-201 North Frontage Road is hereby reclassified from zone 'A' (Agriculture) to 'M' (Manufacturing), said property being more particularly described as follows:

Parcel #: 14-22-151-007

COM 795 FT E & 282 FT N FR W 1/4 COR SEC 22, T 1S, R 2W, SL MER, NW'LY
ALG CURVE TO RIGHT 132 FT M OR L; E 118 FT; S 48 FT M OR L TO BEG.

Parcel #: 14-22-151-008

COM N 89°41'40" E 796.77 FT & N 0°10'20" W 83 FT FR W 1/4 COR SEC 22, T 1S, R
2W, SL MER, W 4.77 FT; N 246.1 FT M OR L; E 4.77 FT; S 246.1 FT M OR L TO
BEG

Parcel #: 14-22-151-026

BEG N 89°41'40" E 796.77 FT & N 00°10'20" W 83 FT FR THE W 1/4 COR OF SEC
22, T 1S, R 2W, SLM; E 57.22 FT; N 188.68 FT M OR L; NW'LY ALG A 447.46 FT
RADIUS CURVE TO THE R 5.41 FT M OR L; N 00°08'06" W 56.73 FT M OR L; W

51.68 FT M OR L; S 246.1 FT M OR L TO BEG. LESS TRACT DEEDED TO STATE ROAD COMMISSION. 0.07 AC M OR L.

SECTION 2. ZONING MAP AMENDMENT.

The West Valley City Zoning Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Z-3-2016 MINUTES
WEST VALLEY CITY PLANNING COMMISSION MEETING
APRIL 27, 2016

Z-3-2016

Hughes General Contractors

7114 W. SR-201 North Frontage Road

A (Agricultural) to M (Manufacturing)

0.17 acres

Hughes General Contractors, representing the Mountain West Truck Center, has requested a zone change for 0.17 acres located at 7114 W. SR-201 North Frontage Road from A (agriculture, minimum lot size ½ acre) to M (manufacturing). Surrounding zones include M on all sides. Surrounding land uses include the Mountain West Truck Center project to the north and west, the north frontage road and SR-201 are located to the south and 1st Choice Storage is to the east. The property is designated as light manufacturing in the West Valley City General Plan.

The requested rezone is for three small parcels that are part of the Mountain West Truck Center project (C-28-2015). Initially this area was just part of the landscaped setback however the applicant plans on relocating the entrance to provide better maneuvering area for the trucks so they are rezoning these parcels to incorporate it in to the overall project.

Given the General Plan designation, neighboring uses and zoning and proximity to SR-201, the M Zone seems appropriate for this property.

Staff Alternatives:

- ☐ Approval of the zone change to the M Zone
- ☐ Continuance, for reasons determined at the public hearing.
- ☐ Denial of the zone change to the M Zone.

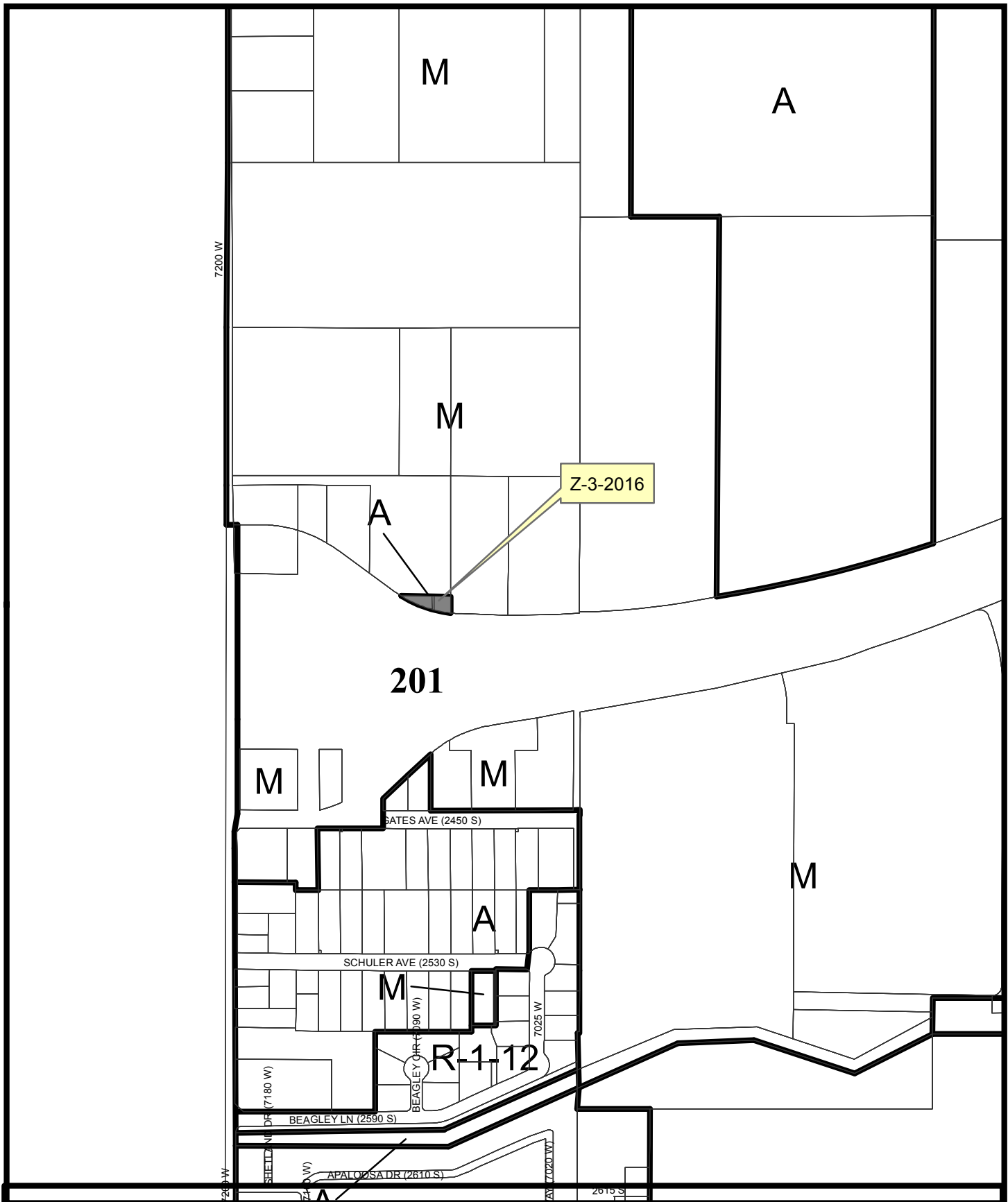
Motion: Commissioner Lovato moved to approve Z-3-2016.

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner McEwen	Yes
Commissioner Lovato	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes

Unanimous – Z-3-2016 – Approved



0 250 500 Feet

Z-3-2016
Hughes General Contractors
7114 West SR-201 North Frontage Road



Z-3-2016 Petition by **HUGHES GENERAL CONTRACTORS**, representing Mountain West Truck center, requesting a **zone change** from A (Agriculture) to M (Manufacturing). The property is located at 7114 West SR-201 North Frontage Road on .17 acres. (Staff - Jody Knapp at 801-963-3497)



Z-3-2016 Petition by **HUGHES GENERAL CONTRACTORS**, representing Mountain West Truck center, requesting a **zone change** from A (Agriculture) to M (Manufacturing). The property is located at 7114 West SR-201 North Frontage Road on .17 acres. (Staff - Jody Knapp at 801-963-3497)

7200 WEST



SR 201

941.04'

N 89°43'54" EAST 40.00'

P.O.B.

N00°08'06"W 2844.04' (M) 2844.00' (R)- BASIS OF BEARINGS WC TO SC
7200 WEST (EXISTING PUBLIC R.O.W.)

N00°08'06"W 580.76'

6" CHAIN LINK FENCE (TYP.)

RETENTION POND

POND

N00°08'06"W 168.87'

MEDIUM ASPHALT PAVING AREA
4" ASPHALT
6" ROADBASE
14" STRUCTURAL FILL

LANDING GEAR PAD
7" CONCRETE
6" ROAD RAS

LANDING GEAR PAD
7" CONCRETE
6" ROAD RAS

30' WIDE ROLLING GATE

MEDIUM ASPHALT PAVING AREA
4" ASPHALT
6" ROADBASE
14" STRUCTURAL FILL

HEAVY ASPHALT PAVING AREA
4.5" ASPHALT
6" ROADBASE
16" STRUCTURAL FILL

10' WIDE CONCRETE APRON (TYP.)
CONCRETE
6" ROAD BASE

2" TYPE E CURB AND GUTTER
SEE APWA PLAN NO. 205

EXISTING STORAGE UNIT WALL

OFFICE 16'-2"

REPAIR SHOP 28'-0"

EXISTING 20' STORM DRAIN EASEMENT TO BE ABANDONED

(2) 20' WIDE ROLLING GATES

HEAVY ASPHALT PAVING AREA
4.5" ASPHALT
6" ROADBASE
16" STRUCTURAL FILL

MEDIUM ASPHALT PAVING AREA
4" ASPHALT
6" ROADBASE
14" STRUCTURAL FILL

MEDIUM ASPHALT PAVING AREA
4" ASPHALT
6" ROADBASE
14" STRUCTURAL FILL

50' WIDE x 4' TALL ORNAMENTAL CRASH GATE

20' STORM DRAIN EASEMENT TO WVC

N53°30'00"W 231.30'

MEDIUM ASPHALT PAVING AREA
4" ASPHALT
6" ROADBASE
14" STRUCTURAL FILL

REMOVE EXISTING FENCE ALONG - FRONTAGE ROAD

R=560.96'
Δ=18°00'46"
L=176.36'
CL=175.63'
CB=N63°35'08"W

5' WIDE LANDSCAPE FRONTAGE

S00°08'06"E 1048.28'

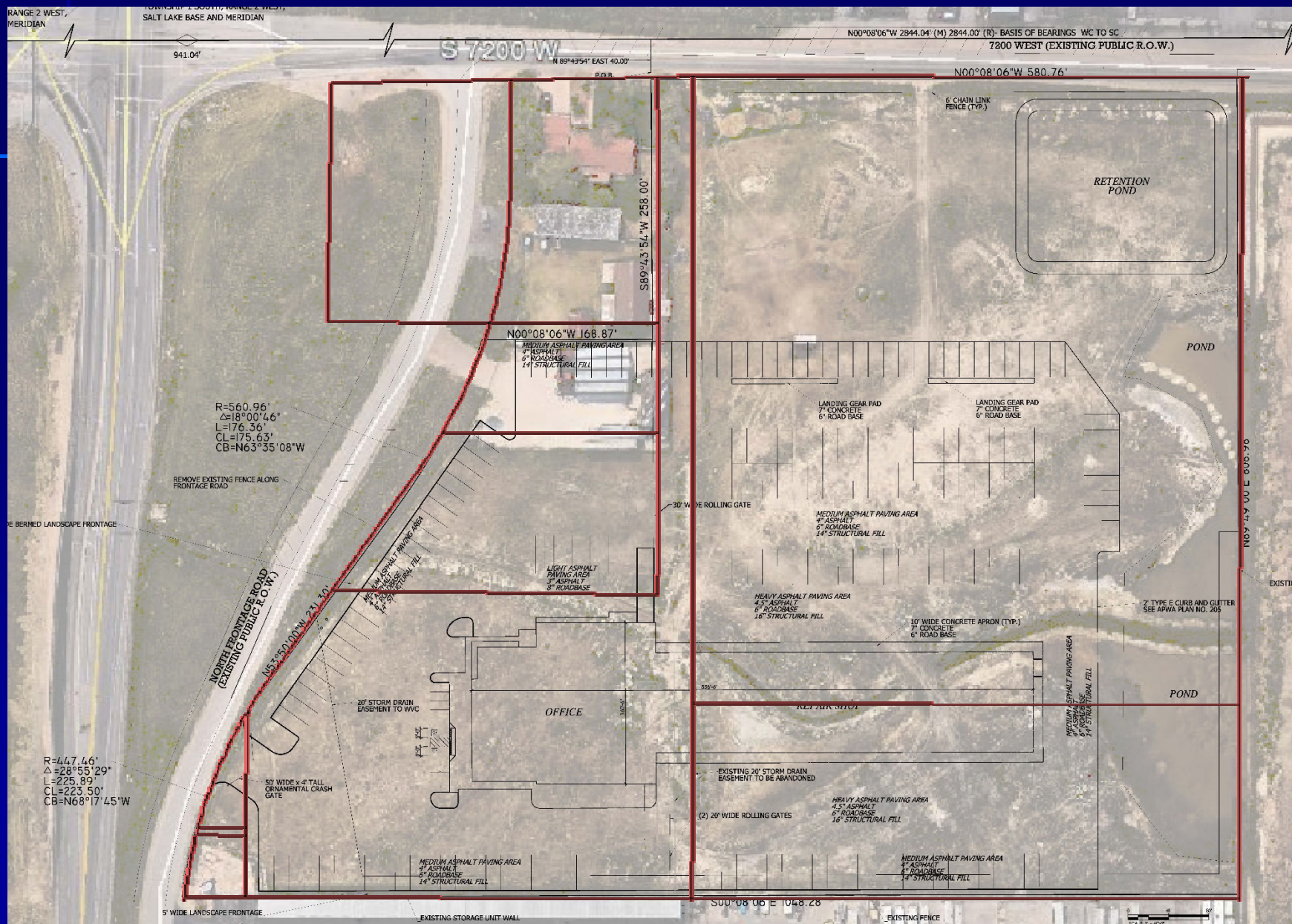
EXISTING FENCE

0 40 80
SCALE: 1" = 40'

Z-3-2016 Petition by **HUGHES GENERAL CONTRACTORS**, representing Mountain West Truck center, requesting a **zone change** from A (Agriculture) to M (Manufacturing). The property is located at 7114 West SR-201 North Frontage Road on .17 acres. (Staff - Jody Knapp at 801-963-3497)

The map shows a property bounded by Range 2 West, Meridian and Township 13 North, Range 2 West, Salt Lake Base and Meridian. The property is located at 7114 West SR-201 North Frontage Road. The map includes the following features and specifications:

- Retention Pond:** Located in the upper right corner.
- Pond:** Located in the middle right corner.
- Office:** A building located in the lower center.
- Parking Areas:**
 - Medium Asphalt Paving Area: 6" Asphalt, 6" Roadbase, 14" Structural Fill.
 - Light Asphalt Paving Area: 5" Asphalt, 8" Roadbase.
 - Heavy Asphalt Paving Area: 4.5" Asphalt, 6" Roadbase, 16" Structural Fill.
 - Medium Asphalt Paving Area: 4" Asphalt, 6" Roadbase, 14" Structural Fill.
- Structural Fills:** Various areas of structural fill throughout the property.
- Rolling Gates:** 30' Wide Rolling Gate and (2) 20' Wide Rolling Gates.
- Storm Drain:** 20' Storm Drain Easement to WVC.
- Crash Gate:** 50' Wide x 4' Tall Ornamental Crash Gate.
- Storage Unit Wall:** Existing Storage Unit Wall.
- Frontage Road:** North Frontage Road (Existing Public R.O.W.) and 7200 West (Existing Public R.O.W.).
- Boundaries:** Range 2 West, Meridian and Township 13 North, Range 2 West, Salt Lake Base and Meridian.
- Proposed Improvements:**
 - Remove Existing Fence Along Frontage Road.
 - 30' Wide Rolling Gate.
 - 10' Wide Concrete Apron (Typ.).
 - 2' Type E Curb and Gutter (See APWA Plan No. 205).
 - 5' Wide Landscape Frontage.
- Measurements and Bearings:**
 - N00°08'06"W 2844.04' (M) 2844.00' (R): BASIS OF BEARINGS WC TO SC
 - 7200 WEST (EXISTING PUBLIC R.O.W.)
 - N00°08'06"W 580.76'
 - 6' CHAIN LINK FENCE (TYP.)
 - N00°08'06"W 168.87'
 - S89°43'54" E 256.00'
 - R=560.96', Δ=18°00'46", L=176.36', CL=175.63', CB=N63°35'08"W
 - R=447.46', Δ=28°55'29", L=225.89', CL=223.50', CB=N68°17'45"W
 - N53°35'00"W 271.30'
 - S00°08'06"E 1048.28'



Z-3-2016 Petition by **HUGHES GENERAL CONTRACTORS**, representing Mountain West Truck center, requesting a **zone change** from A (Agriculture) to M (Manufacturing). The property is located at 7114 West SR-201 North Frontage Road on .17 acres. (Staff - Jody Knapp at 801-963-3497)



Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

Application: #Z-5-2016
Applicant: Adam Nash
Location: 3320 South 6400 West
Size: 5.0 acres

SYNOPSIS:

Change zone from 'A' (Agriculture, minimum lot size ½ acre) to 'RE' (Residential Estate)

BACKGROUND:

Adam Nash has requested a zone change on a five acre parcel located at 3320 South 6400 West from A (agriculture, minimum lot size of ½ acre) to RE (residential estate). For reference, staff has included a copy of the RE Zone standards. Surrounding zones include A to the east and south and R-1-8 (single family residential, minimum lot size 8,000 square feet) to the north and west. The property is surrounded by agricultural ground to the east and south and single family homes to the north and west. The subject property is designated as large lot residential, which anticipates 2 to 3 units/acre, in the West Valley City General Plan.

The applicant has submitted a concept plan that shows the subject property being subdivided into 12 lots averaging over 15,000 square feet and yielding a density of 2.4 units/acre. For the development agreement, the applicant has indicated that he will follow the City's single family home standards. For reference, these standards are summarized below:

- Minimum rambler size: 2,000 square feet
- Minimum multi-level size: 3,000 square feet
- Minimum garage size: 3 car (2 car allowed in certain instances)
- Exterior materials allowed: brick, stone and fiber cement siding
- Further material restrictions: fiber cement siding limited to 75% of exterior
- Minimum roof pitch: 6/12
- Minimum number of points required for a rambler from design features list: 250
- Minimum number of points required for a multi-level from design features list: 300
- Architectural shingles required

RECOMMENDATION:

The Planning Commission recommends approval.

SUBMITTED BY:

Steve Pastorik, Assistant CED Director/Planning Director

West Valley City
Planning and Zoning
Steve Pastorik - Steve Lehman

4-4-16

Applicant: Adam Nash Authorized Agent and Mountain Vista Development, Inc (owner)

Re: Zoning request for the westerly 5 acres of property located at 3320 South 6400 West

Current Zoning classification is A, we are requesting RE

The requested change meets the General Plan appointed by West Valley City in 2015.

The zoning request is to accommodate a residential development in the Residential Estate Zone.

The successful application will provide zoning that will allow for the development of 12 large estate lots. This meets the cities adopted goals and policies, and recognizes the general plan.

The adjacent uses are primarily single family residential, located to the north and west of the subject property. To the south east property is zone A and is used for agricultural uses like horses and farming. Beyond that is a large parcel used as church and open space. To the south is a large property owned by the Aposhian Family. They operate various business at this location including a landscaping business. The adjoining properties that are undeveloped are master planned residential low density like the RE zone.

The general population of WVC and Salt lake county residents will be served by this development. Traffic impact will be normal as expected with this type of development. ASTO standards estimate 5 trips per day per house in a residential SFR neighborhood, which would generate 60 trips per day. It should be noted that all of this traffic will use the existing entrance into the neighborhood on the north. Public utilities including sewer, water, power, gas, phone, cable as well as schools and parks have the capacity to absorb the development.

This is an excellent location in the city for this type of development. The corresponding homes to be built after subdivision improvements will be Rambler of 2,000 sq ft + with 3 car garages and two story/multilevel homes of 3,000 sq ft with 3 car garages.

The schedule for development will be immediately upon the completion of zoning and approval of final plat and is anticipated to be completed by the fall of this year.

Adam Nash
(801) 580-1428
adam@growthaid.com

7-6-508. REAR YARD REGULATIONS.

The minimum depth of the rear yard for any main building shall be 20 feet, and for accessory buildings one foot. On double frontage or corner lots, accessory buildings shall not be allowed within 20 feet of any dedicated street unless a sound wall exists separating the street from the accessory building. Accessory buildings may be located in the rear yard to within one foot of the side and rear property lines, provided the building has at least three feet of separation from the rear of the dwelling, does not encroach on any recorded easements, and occupies no more than 25 percent of the rear yard, and is located no closer than 10 feet to a dwelling on an adjacent lot. On double frontage lots or corner lots, accessory buildings shall not be allowed within 20 feet of any dedicated street, unless a sound wall exists separating the street from the accessory building. Where a sound wall exists, the accessory building shall be at least 1 foot from the side and rear property lines.

(Ord. No. 98-45 Amended 06/09/1998; Ord. No. 01-54 Amended 11/20/2001; Ord. No. 06-69 Amended 10/24/2006; Ord. No. 10-34 Amended 11/08/2010)

7-6-509. HEIGHT REQUIREMENTS.

No building or structure shall be erected to a height greater than 2-1/2 stories or 35 feet, and no dwelling structure shall be erected to a height less than 1 story.

7-6-600P PART 6 – RESIDENTIAL ESTATE ZONE (“RE ZONE”)**7-6-601. PURPOSE.**

The purpose of this zone is to provide areas in the City for large, estate lots for single family residential development.

(Ord. No. 98-45 (Residential Zone R-2-10H) Repealed 06/09/1998; Ord. No. 15-27 (RE Zone) Enacted 08/13/2015)

7-6-602. PERMITTED USES

The following are permitted uses in the RE Zone; no other permitted uses are allowed:

- (1) Agriculture
- (2) Community Uses
- (3) Home occupations – Minor, as defined in Title 7, Chapter 8.
- (4) Household pets
- (5) Signs (see Title 11 - Sign Ordinance)
- (6) Single-family dwellings
- (7) Temporary non-residential buildings
- (8) Uses customarily accessory to listed permitted uses

(Ord. No. 98-45 (Residential Zone R-2-10H) Repealed 06/09/1998; Ord. No. 15-27 (RE Zone) Enacted 08/13/2015)

7-6-603. CONDITIONAL USES.

The following are conditional uses in the RE Zone; no other conditional uses are allowed:

- (1) Public utility installations (except lines and rights-of-way)
- (2) Home occupations – Major, as defined in Title 7, Chapter 8.
- (3) Planned unit developments that meet the requirements of 7-6-609.

(Ord. No. 98-45 (Residential Zone R-2-10H) Repealed 06/09/1998; Ord. No. 15-27 (RE Zone) Enacted 08/13/2015)

7-6-604. MINIMUM LOT SIZE, FRONTAGE AND SETBACK REQUIREMENTS.

- (1) The minimum lot size in the RE Zone is 12,000 square feet, except as provided in Section 7-6-609 of this Title. For single lot subdivisions, the single lot shall not be less than 15,000 square feet.
- (2) The average lot size in the RE Zone shall be equal to or greater than 15,000 square feet, except as provided in Section 7-6-609 of this Title. For the purposes of this Section, average shall be calculated as follows: total subdivision lot square footage number divided by the total number of subdivision lots.
- (3) The minimum frontage in the RE Zone is 100' wide.
- (4) The minimum front yard setback in the RE Zone is 30'. The minimum side yard setbacks in the RE Zone are 10'. Minimum side yard setbacks for corner lots are 20'.
- (5) The minimum rear yard setback in the RE Zone is 30'.
- (6) Accessory Buildings shall meet the setback requirements set forth in this Section 7-6-604, except for the rear yard setback, which is a minimum of 10' for Accessory Buildings.

(Ord. No. 98-45 (Residential Zone R-2-10H) Repealed 06/09/1998; Ord. No. 15-27 (RE Zone) Enacted 08/13/2015)

7-6-605. LANDSCAPING STANDARDS.

All front yards shall be landscaped and include adequate irrigation to maintain live landscaping. All parkstrips and property between the 6' masonry walls and sidewalks shall be landscaped. Landscaping shall include 3 trees per frontage per lot. All landscaping required in this Section 7-6-605 shall be installed and completed within 6 months of the issuance of the Certificate of Occupancy.

(Ord. No. 98-45 (Residential Zone R-2-10H) Repealed 06/09/1998; Ord. No. 15-27 (RE Zone) Enacted 08/13/2015)

7-6-606. LANDSCAPING BONDS REQUIRED.

Landscaping bonds must be deposited with the City in accordance with 7-6-608 and 7-6-609.

(Ord. No. 98-45 (Residential Zone R-2-10H) Repealed 06/09/1998; Ord. No. 15-27 (RE Zone) Enacted 08/13/2015)

7-6-607. PARKING RESTRICTIONS.

Parking required by this Title shall not be allowed within the minimum required front or side yard setback adjacent to a public or private street.

(Ord. No. 98-45 (Residential Zone R-2-10H) Repealed 06/09/1998; Ord. No. 15-27 (RE Zone) Enacted 08/13/2015)

7-6-608. SUBDIVISION STANDARDS.

- (1) Only single family dwellings are permitted.
- (2) A Home Owners Association (“HOA”) shall be established when one or more 6’ masonry walls are required to be constructed. The HOA shall be responsible for the landscaping maintenance of the property between the 6’ masonry wall and the sidewalk.
- (3) When a new street is constructed, at least one entry feature shall be required. The entry feature shall incorporate the name and/or logo of the development, use brick or stone in the design, and include at least fifty square feet of landscaping.
- (4) Traffic calming features must be incorporated in the design of the streets.
- (5) The front yard setbacks for adjacent homes shall vary by at least 2’, but in no event shall any front yard setback be less than 30’.
- (6) Landscaping on all parkstrips, common areas, and property between the masonry walls and sidewalks shall be completed on or before the time at which 50% of the Certificates of Occupancy have been issued for the development.
- (7) A landscaping bond in the amount of \$5,000 per lot must be deposited with the City, naming the City as the beneficiary. The landscaping bond shall be deposited in a form acceptable to the City Attorney’s Office.

(Ord. No. 98-45 (Residential Zone R-2-10H) Repealed 06/09/1998; Ord. No. 15-27 (RE Zone) Enacted 08/13/2015)

7-6-609. PLANNED UNIT DEVELOPMENT (“PUD”) STANDARDS.

The minimum lot size in an RE Zone may be reduced to 10,000 square feet for PUDs provided the following standards are met:

- (1) The average lot size for PUDs shall be equal to or greater than 12,000 square feet. For the purposes of this Section, average shall be calculated as follows: total PUD lot square footage number divided by the total number of PUD lots.
- (2) Only single family dwellings are permitted.
- (3) A Home Owners Association (“HOA”) shall be established to maintain landscaping, parking areas, and other general maintenance of common areas.
- (4) When a new street is constructed, at least one entry feature shall be required. The entry feature shall incorporate the name and/or logo of the development, use brick or stone in the design, and include at least fifty square feet of landscaping.
- (5) Traffic calming features must be incorporated in the design of the streets.
- (6) The front yard setbacks for adjacent homes shall vary by at least 2’, but in no event shall any front yard setback be less than 30’.

- (7) A trail system shall be required. The trail system shall provide access to, through, and between common open space areas and extend to adjoining community amenities, such as public parks and schools.
- (8) A minimum of 20% of the total PUD development is required for common open space.
- (9) Unique streetscapes are required comprising of, but not limited to: specialty lighting; minimum 8' wide parkstrips; and narrow street widths.
- (10) Landscaping on all parkstrips, common areas, and property between the masonry walls and sidewalks shall be completed on or before the time at which 50% of the Certificates of Occupancy have been issued for the development.
- (11) A landscaping bond in the amount of \$5,000 per lot must be deposited with the City, naming the City as the beneficiary. The landscaping bond shall be deposited in a form acceptable to the City Attorney's Office.
- (12) Amenities must be included in the PUD, with the number depending on the size of the PUD. Potential amenities include, but are not limited to: clubhouse; community garden; swimming pool; sport court; playground; pocket park; water feature; and picnic shelter and barbeque area with seating.

(Ord. No. 98-45 (Residential Zone R-2-10H) Repealed 06/09/1998; Ord. No. 15-27 (RE Zone) Enacted 08/13/2015)

7-6-700P PART 7 - RESIDENTIAL ZONE R-4-8.5

7-6-701. PURPOSE.

The purpose of this Zone is to provide areas in the City for medium to high density residential development.

(Ord. No. 06-69 Amended 10/24/2006)

7-6-702. PERMITTED USES.

The following are permitted uses in the R-4 Zone; no other permitted uses are allowed except as provided in Section 7-2-115:

- (1) Agriculture
- (2) Household pets
- (3) Signs
- (4) Single-family dwellings
- (5) Home occupations - Minor
- (6) Residential facilities for elderly persons
- (7) Community uses.
- (8) Temporary non-residential buildings
- (9) Uses customarily accessory to listed permitted uses

(Ord. No. 01-43 Amended 06/27/2001; Ord. No. 06-69 Amended 10/24/2006)

WEST VALLEY CITY, UTAH

ORDINANCE NO. _____

Draft Date: _____

Date Adopted: _____

Effective Date: _____

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A
CHANGE OF ZONE FOR PROPERTY LOCATED AT 3320 SOUTH 6400
WEST FROM ZONE 'A' (AGRICULTURE, MINIMUM LOT SIZE ½
ACRE) TO 'RE' (RESIDENTIAL ESTATE).**

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah:

SECTION 1. ZONING CHANGE.

The property described in application #Z-5-2016, filed by West Valley City located at 3320 South 6400 West is hereby reclassified from zone 'A' (Agriculture, minimum lot size ½ acre) to 'RE' (Residential Estate), said property being more particularly described as follows:

Parcel #1427476027 (portion of):

A portion of Lot 3, Bangerter Acres Subdivision, according to the official plat thereof on file in the office of the Salt Lake County Recorder, more particularly described as follows: Beginning at the Southeast corner of Lot 3, Bangerter Acres Subdivision, according to the official plat thereof on file in the office of the Salt Lake County Recorder, located North 0°02'48" West along the Section line 989.74 feet and West 659.58 feet from the Southeast corner of section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence along said lot the following 7 (seven) courses and distances: South 89°58'40" West 661.49 feet; thence North 0°08'23" West 328.49 feet; thence North 89°55'13" East 298.23 feet; thence South 0°04'47" East 2.28 feet; thence North 89°56'45" East 224.00 feet; thence North 0°04'47" West 2.38 feet; thence North 89°55'13" East 139.08 feet; thence South 0°10'15" East along the extension and line of said lot 329.15 feet to the point of beginning.

SECTION 2. ZONING MAP AMENDMENT.

The West Valley City Zoning Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

**Z-5-2016 MINUTES
WEST VALLEY CITY PLANNING COMMISSION MEETING
APRIL 27, 2016**

ZONE CHANGE APPLICATION Z-5-2016

Adam Nash

3320 South 6400 West

A to RE

5.0 acres

Adam Nash has requested a zone change on a five acre parcel located at 3320 South 6400 West from A (agriculture, minimum lot size of ½ acre) to RE (residential estate). For reference, staff has included a copy of the RE Zone standards. Surrounding zones include A to the east and south and R-1-8 (single family residential, minimum lot size 8,000 square feet) to the north and west. The property is surrounded by agricultural ground to the east and south and single family homes to the north and west. The subject property is designated as large lot residential, which anticipates 2 to 3 units/acre, in the West Valley City General Plan.

Development Proposal

The applicant has submitted a concept plan, which is attached, that shows the subject property being subdivided into 12 lots averaging over 15,000 square feet and yielding a density of 2.4 units/acre. As a reminder, a concept plan is included to give the Commission an idea of the potential number of lots and to show how the property could be developed. Generally speaking, concept plans have not been engineered, meaning that storm drainage, topography and utilities have not been accounted for. For this reason, concept plans are subject to change.

Development Agreement

A development agreement is required for this project. Section 7-14-105 (3)(q) of the West Valley City Zoning Ordinance states: “All new subdivisions involving a rezone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(l)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD.”

For the development agreement, the applicant has indicated that he will follow the City’s single family home standards. For reference, these standards are summarized below:

- Minimum rambler size: 2,000 square feet
- Minimum multi-level size: 3,000 square feet
- Minimum garage size: 3 car (2 car allowed in certain instances)
- Exterior materials allowed: brick, stone and fiber cement siding
- Further material restrictions: fiber cement siding limited to 75 of exterior
- Minimum roof pitch: 6/12

- Minimum number of points required for a rambler from design features list: 250
- Minimum number of points required for a multi-level from design features list: 300
- Architectural shingles required

Staff Alternatives:

- Approval of the zone change to RE subject to a development agreement that includes the standards outlined in the ordinance.
- Continuance, for other reasons determined at the public hearing.

Applicant:

Adam Nash
4276 South 700 East #200
Salt Lake City, UT 84107

Discussion: Adam Nash said this is his first application in the RE zone. He thinks the selected location will support the planned development. He is looking at extending the boundaries of this project.

Adam Nash said he exhaustively studied the possibility of putting this development in the PUD overlay in the RE zone. He said the math of the ordinance does not work. If this development was made a PUD, the developer would be burdened with a private road and the required 20% open space and would still have the same number of lots. There is simply no incentive for the developer to do a PUD.

Steve Pastorik said when the City Council was looking at the ordinance, they weren't looking at granting a density bonus. Normally in a PUD situation, the trade-off is the developer would get a little more density in trade for some open space.

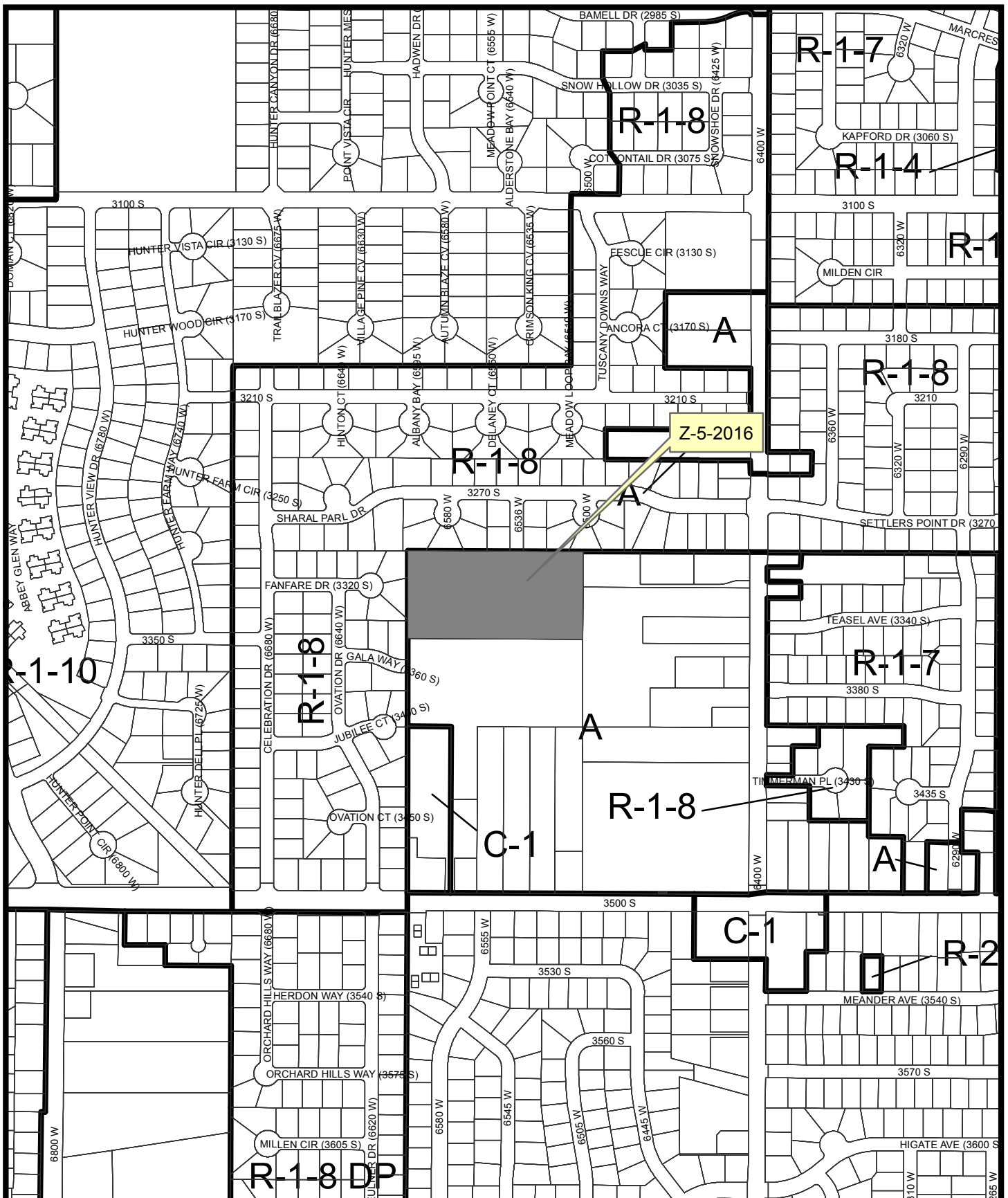
Motion: Commissioner Tupou motioned to approve Z-5-2016.

Commissioner McEwen seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner McEwen	Yes
Commissioner Lovato	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes

Unanimous – Z-5-2016 – Approved

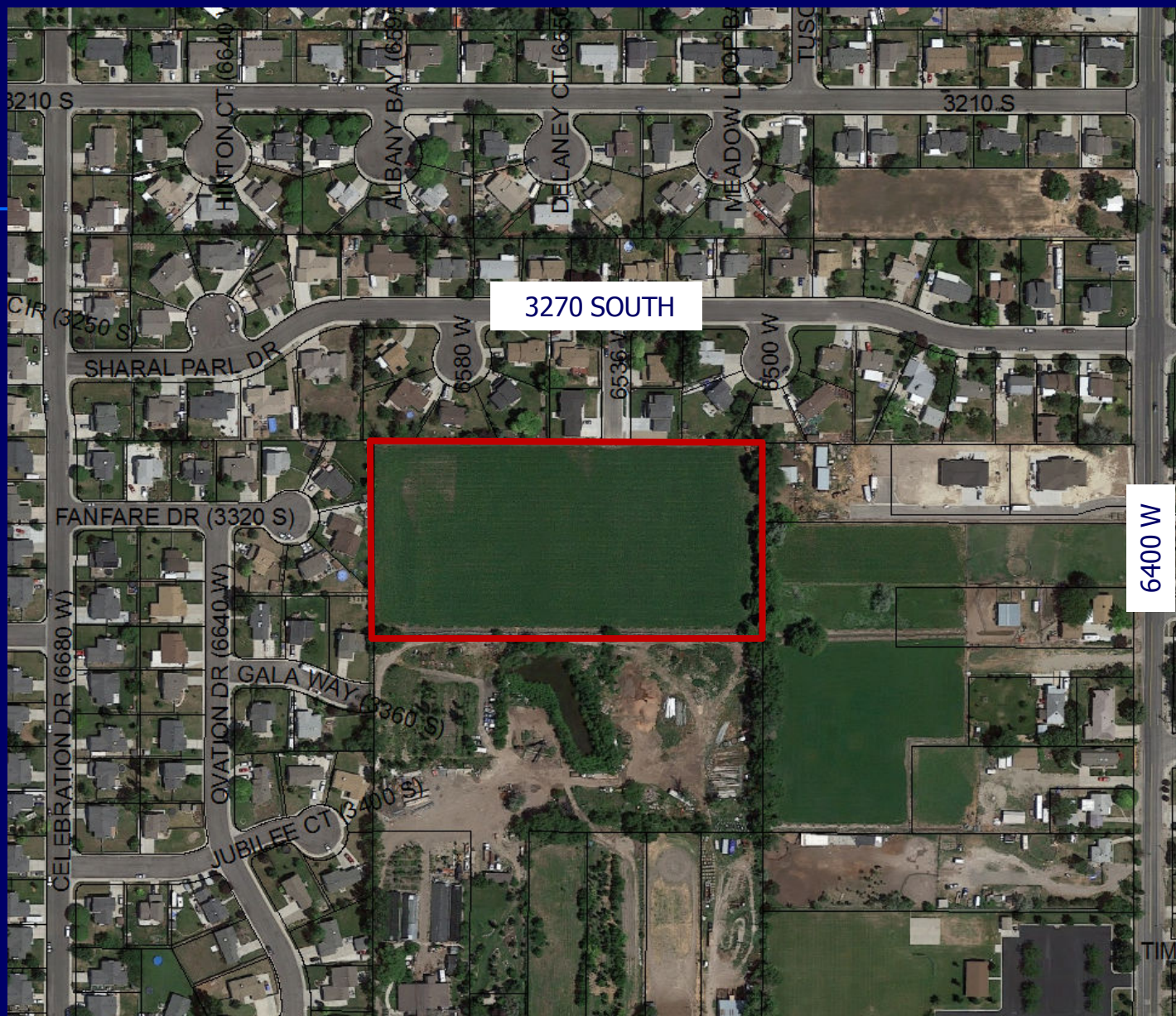


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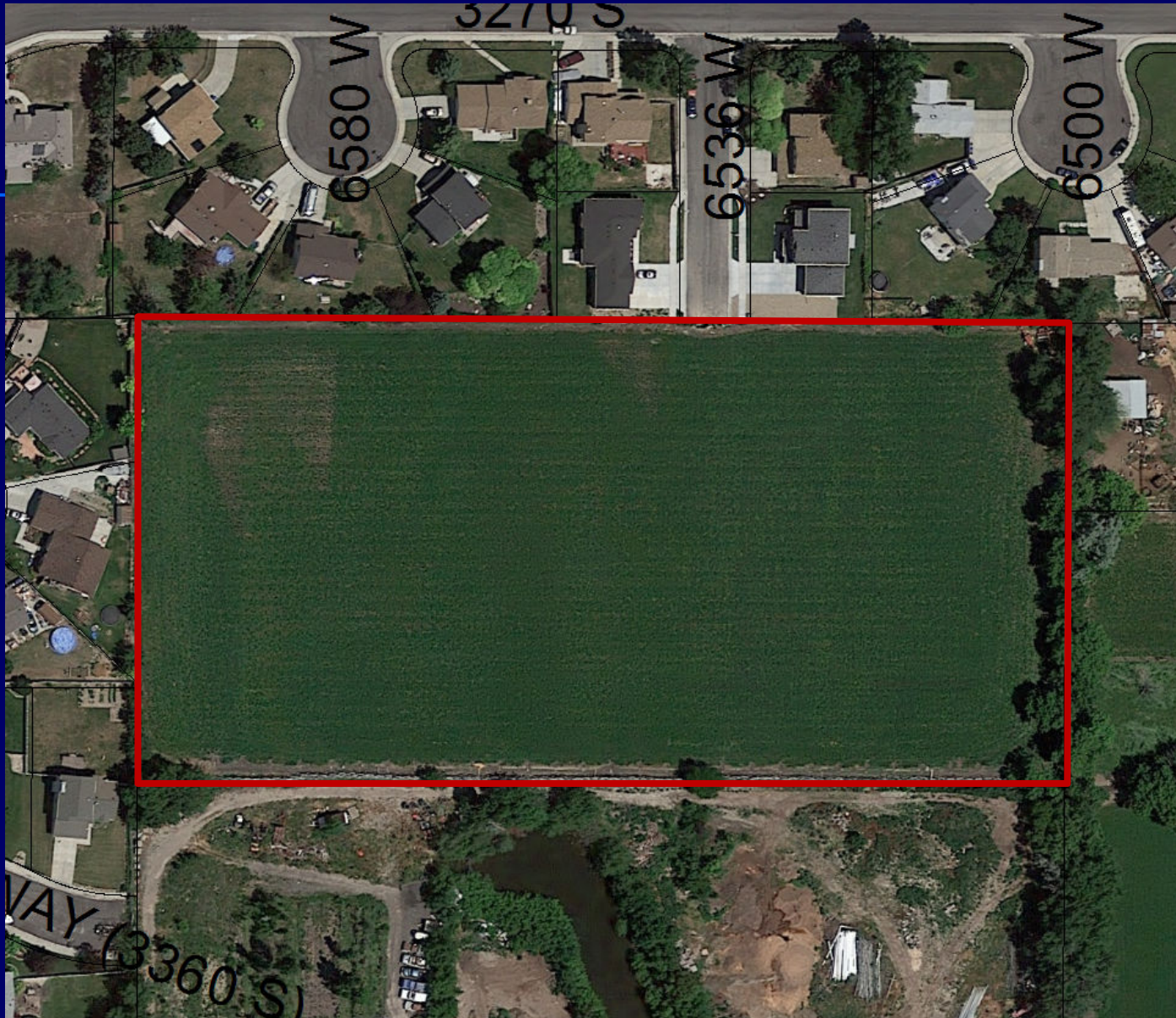
Z-5-2016
Adam Nash
3320 South 6400 West



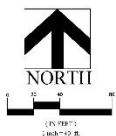
Z-5-2016 Petition by **ADAM NASH** requesting a **zone change** from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3320 South 6400 West on 5.0 acres. (Staff – **Steve Pastorik** at 801-963-3545)



Z-5-2016 Petition by **ADAM NASH** requesting a **zone change** from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3320 South 6400 West on 5.0 acres. (Staff – **Steve Pastorik** at 801-963-3545)



Z-5-2016 Petition by **ADAM NASH** requesting a **zone change** from A (Agriculture, minimum lot size ½ acre) to RE (Residential Estate). The property is located at 3320 South 6400 West on 5.0 acres. (Staff – **Steve Pastorik** at 801-963-3545)



SUNRISE ACRES

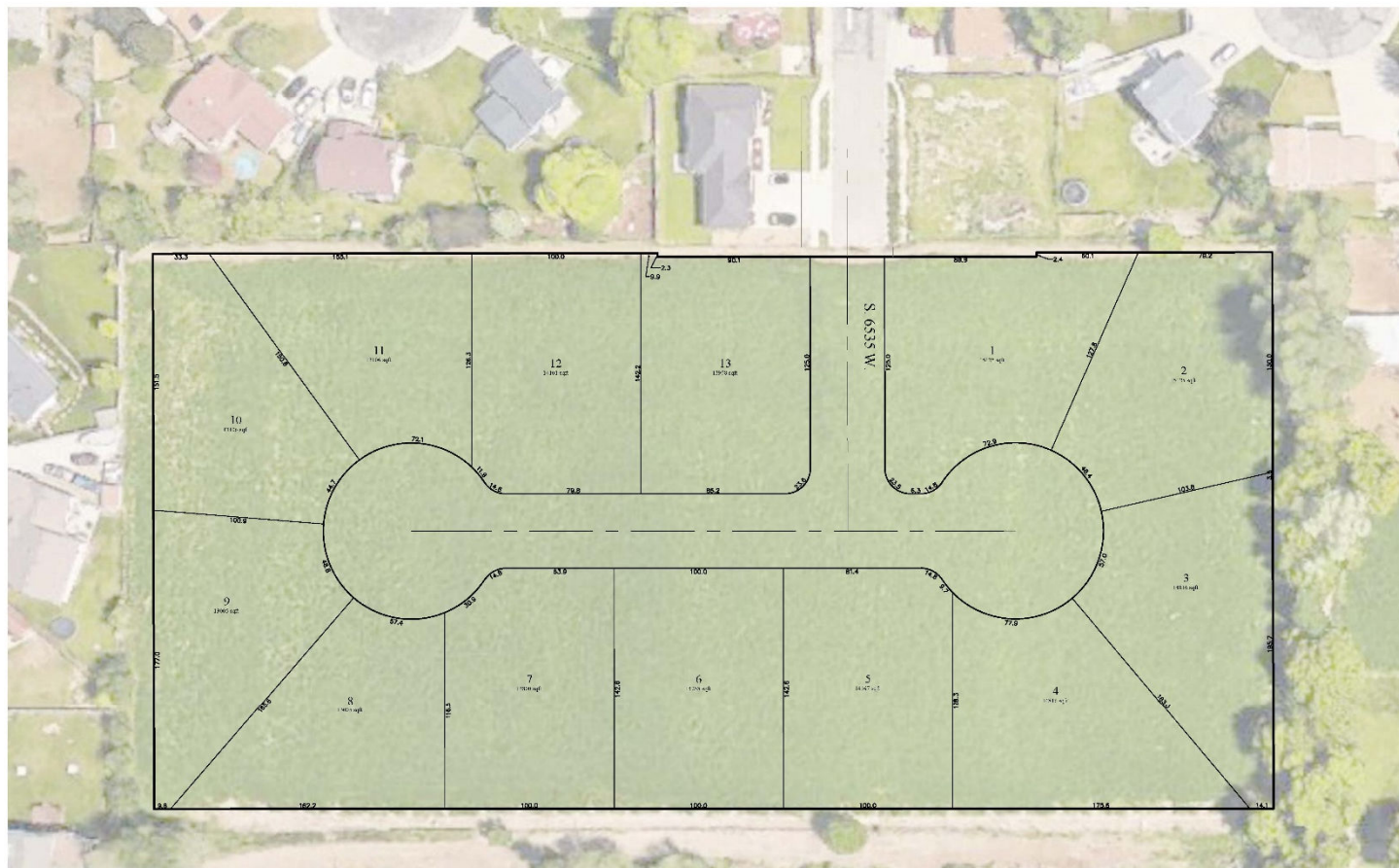
CONCEPT NARRATIVE RESIDENTIAL

LOCATED AT: SHARAL PARK DRIVE AND S 6535 W. WEST VALLEY CITY

ORIGINAL PROPERTY	5.0 ACRES
SINGLE FAMILY LOTS	13
TOTAL DENSITY	2.60 UNITS/ACRE

ZONE REQUIREMENTS

ZONE:	RE
LOT SIZE:	12,000 SF (MINIMUM) 15,000 SF (AVERAGE)
FRONTAGE:	100'
CUL-DE-SAC RADIUS:	52'
RDW WIDTH:	54'



GENERAL NOTE:

INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE BEST AVAILABLE DATA AT THE TIME OF PREPARATION AND MAY CHANGE AT ANYTIME FOR ANY REASON. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.

DESIGNED BY:



Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

A resolution authorizing the City to enter into a development agreement with Mountain Vista Development Inc.

SYNOPSIS:

This resolution authorizes a development agreement between the City and Mountain Vista Development Inc. to set standards for a new subdivision at 3320 South 6400 West.

BACKGROUND:

Adam Nash has submitted a rezone application (Z-5-2016) to change 5.0 acres at 3320 S 6400 W from A (agriculture, minimum lot size ½ acre) to RE (residential estate). The proposed use for the subject property is a new single family home subdivision.

For this development agreement, the applicant has requested to simply follow the latest housing standards as well as the standards found in the RE Zone.

RECOMMENDATION:

City staff and the Planning Commission recommend approval to the City Council.

SUBMITTED BY:

Steve Pastorik, Assistant CED Director/Planning Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY TO ENTER
INTO A DEVELOPMENT AGREEMENT WITH
MOUNTAIN VISTA DEVELOPMENT INC. FOR
APPROXIMATELY 5.0 ACRES OF PROPERTY
LOCATED AT 3320 SOUTH 6400 WEST.**

WHEREAS, Mountain Vista Development Inc. (herein “Developer”) owns real property within the limits of West Valley City, Utah, on which it proposes to build new single family homes (herein the “Project”); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding development agreement (herein “Agreement”); and

WHEREAS, Developer is willing to design and develop the Project in a manner that is in harmony with the City’s Master Plan and long-range development objectives, and which addresses the more specific planning issues set forth in this Agreement; and

WHEREAS, West Valley City, acting pursuant to its authority under §10-9a-101 *et seq.*, Utah Code Annotated 1953, as amended, and City ordinances and land-use policies, has made certain determinations with respect to the proposed Project, and in the exercise of its legislative discretion, has elected to approve this Agreement; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Agreement between West Valley City and Developer is hereby approved in substantially the form attached, and that the Mayor and City Manager are hereby authorized to execute said Agreement for and on behalf of the City, upon approval of the final form of the Agreement by the City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this ____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (herein the “Agreement”) is entered into this _____ day of _____, 20____, by and between Mountain Vista Development Inc., a Utah corporation, (herein “Developer”) for the land to be included in or affected by the project located at approximately 3320 South 6400 West in West Valley City, Utah, and West Valley City, a municipal corporation and political subdivision of the State of Utah (herein the “City”).

RECITALS

WHEREAS, Developer owns approximately 5.0 acres of real property located at approximately 3320 South 6400 West in West Valley City, Utah, as described in Exhibit “A” (the “Property”), on which Developer proposes to establish minimum standards for a new residential development (the “Project”); and

WHEREAS, Developer has voluntarily represented to the West Valley City Council that it will enter into this binding Agreement; and

WHEREAS, Developer is willing to restrict the property in a manner that is in harmony with the objectives of the City’s master plan and long-range development objectives, and which addresses the more specific development issues set forth in this Agreement, and is willing to abide by the terms of this Agreement; and

WHEREAS, the City, acting pursuant to its authority under the Utah Municipal Land Use, Development, and Management Act, U.C.A. §10-9a-101, *et seq.*, and its ordinances, resolutions, and regulations, and in furtherance of its land-use policies, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **Affected Property**. The legal description of the Property contained within the Project boundaries is attached as Exhibit “A.” No additional property may be added to or removed from this description for the purposes of this Agreement except by written amendment to this Agreement executed and approved by Developer and the City.

2. **Reserved Legislative Powers.** Nothing in this Agreement shall limit the future exercise of police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land-use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Developer's vested rights to develop the Project as provided herein. This Agreement is not intended to and does not bind the West Valley City Council in the independent exercise of its legislative discretion with respect to such zoning regulations.

3. **Compliance with City Design and Construction Standards.** Developer acknowledges and agrees that nothing in this Agreement shall be deemed to relieve it from the obligation to comply with all applicable laws and requirements of the City necessary for development of the Project, including the payment of fees, and compliance with the City's design and construction standards.

4. **Specific Design Conditions.** The Project shall be developed and constructed as set forth in the specific design conditions set forth in Exhibit "B". The Project shall also comply with all requirements set forth in the minutes of the Planning Commission and City Council hearings on this matter.

5. **Agreement to Run With the Land.** This Agreement shall be recorded in the Office of the Salt Lake County Recorder, shall be deemed to run with the Property, and shall encumber the same; and shall be binding on and inure to the benefit of all successors and assigns of Developer in the ownership or development of any portion of the Property.

6. **Assignment.** Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning also the responsibilities arising hereunder. This restriction on assignment is not intended to prohibit or impede the sale by Developer.

7. **No Joint Venture, Partnership or Third Party Rights.** This Agreement neither creates any joint venture, partnership, undertaking or business arrangement between the parties hereto nor conveys any rights or benefits to third parties, except as expressly provided herein.

8. **Integration, Modification, and Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only

be modified by a subsequent writing duly executed and approved by the parties hereto. Exhibits “A” and “B” are hereby incorporated into this Agreement.

9. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for whom intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

TO DEVELOPER:

Mountain Vista Development Inc.
Attn: Derek Ellis
668 East 12225 South, Suite 201
Draper, UT 84020

TO CITY:

West Valley City
Wayne Pyle, City Manager
3600 Constitution Blvd.
West Valley City, Utah 84119

WITH A COPY TO:

West Valley City Attorney’s Office
Attn: Brandon Hill
3600 Constitution Blvd.
West Valley City, Utah 84119

Any party may change its address by giving written notice to the other party in accordance with the provisions of this section.

10. **Choice of Law and Venue.** Any dispute regarding this Agreement shall be heard and settled under the laws of the State of Utah. Any Utah litigation regarding this Agreement shall be filed in the Third District Court in Salt Lake City, Utah. Any federal litigation regarding this Agreement shall be filed in the United States District Court for the District of Utah in Salt Lake City, Utah.

11. **Court Costs.** In the event of any litigation between the parties arising out of or related to this Agreement, the prevailing party shall be entitled to an award of reasonable court costs, including reasonable attorney’s fees.

12. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waivers of any term, condition, or other provision of this Agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first above written.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM
WVC Attorney's Office

By: _____

Date: _____

DEVELOPER

By: _____

Its: _____

State of _____)

County of _____):SS

On this _____ day of _____, 2016, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and affirmed that he is the _____ of _____, a limited liability company, and that said document was signed by him in behalf of said limited liability company by authority of its bylaws or a Resolution of its Board of Directors, and he acknowledged to me that said limited liability company executed the same.

Notary Public

EXHIBIT A

Legal Description

Parcel #: 14-27-476-027 (portion of)

A portion of Lot 3, Bangerter Acres Subdivision, according to the official plat thereof on file in the office of the Salt Lake County Recorder, more particularly described as follows: Beginning at the Southeast corner of Lot 3, Bangerter Acres Subdivision, according to the official plat thereof on file in the office of the Salt Lake County Recorder, located North 0°02'48" West along the Section line 989.74 feet and West 659.58 feet from the Southeast corner of section 27, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence along said lot the following 7 (seven) courses and distances: South 89°58'40" West 661.49 feet; thence North 0°08'23" West 328.49 feet; thence North 89°55'13" East 298.23 feet; thence South 0°04'47" East 2.28 feet; thence North 89°56'45" East 224.00 feet; thence North 0°04'47" West 2.38 feet; thence North 89°55'13" East 139.08 feet; thence South 0°10'15" East along the extension and line of said lot 329.15 feet to the point of beginning.

EXHIBIT B

Development Standards

1. All homes shall be built in accordance with the standards outlined in Section 7-14-105 of the West Valley City Zoning Ordinance.
2. The property shall be developed in accordance with the standards outlined in the RE Zone (Sections 7-6-601 through 7-6-609) as well as all other applicable standards of the West Valley City Municipal Code.

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

A zone text change to Section 7-14-105 to require basements in single family dwellings where soil conditions allow and to increase the minimum size for single family dwellings where soil conditions do not allow basements.

SYNOPSIS:

At the request of the City Council, West Valley City staff is recommending an amendment to Section 7-14-105 of the Zoning Ordinance. If adopted, this Section will require basements in single family dwellings where soil conditions allow and increase the minimum size for single family dwellings by 500 SF where soil conditions do not allow basements.

Last year the City adopted new housing standards with the goal of creating a greater balance of housing choices in the City. These standards included increased minimum home sizes. The Council is concerned that, if a basement is not included, the purpose of the new standards would not be fully met without additional area being added to homes without basements.

The Planning Commission recommended denial because they believed the current standards are sufficient.

RECOMMENDATION:

The Planning Commission recommends denial.

SUBMITTED BY:

Steve Pastorik, Assistant CED Director

WEST VALLEY CITY, UTAH
ORDINANCE NO. _____

Draft Date: 5/4/2016

Date Adopted: _____

Date Effective: _____

**AN ORDINANCE AMENDING SECTION 7-14-105 OF THE
WEST VALLEY CITY MUNICIPAL CODE TO AMEND
PROVISIONS GOVERNING THE CONSTRUCTION OF
CERTAIN SINGLE FAMILY DWELLINGS.**

WHEREAS, Title 7 of the West Valley City Municipal Code establishes regulations concerning the use and development of land throughout the City; and

WHEREAS, Section 7-14-105 of the West Valley City Municipal Code establishes standards for the construction of single family homes in the City; and

WHEREAS, certain standards set forth in Section 7-14-105 may make construction of single family homes more difficult in certain narrow situations concerning preexisting lots and properties; and

WHEREAS, the City Council wishes to ensure that construction is feasible, appropriate to the neighborhood, and of the highest quality; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Section 7-14-105 of the West Valley City Municipal Code;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah as follows:

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Section 7-14-105 is hereby amended as follows:

**7-14-105. DEVELOPMENT PLAN REQUIREMENTS FOR NEW CONSTRUCTION
OF A SINGLE- FAMILY OR TWO-FAMILY DWELLING.**

Applications for new construction of a single-family or two-family dwelling in West Valley City shall be accompanied by and shall comply with the following:

31 (1) Appropriate application form and fees.

32 (2) Two copies of the Development Plan shall be required, which plan shall include a site
33 plan and an architectural plan with appropriate drawings of adequate scale showing
34 building materials, exterior elevations and floor plans of all proposed structures.

35 (3) The following design criteria shall be required:

- 36 a. All exterior materials shall be 100% masonry. For the purposes of this
37 Section, masonry shall only include brick, stone, and fiber cement siding.
38 Thin brick, brick veneer panels, stone veneer panels and stucco are not
39 allowed. Fiber cement siding shall not constitute more than 75% of the
40 exterior material and the remaining 25% must be either brick or stone. All
41 exterior materials shall be installed in a professional workmanlike manner and
42 be guaranteed to be maintenance-free for at least 10 years. Finishes upon
43 exterior materials shall be guaranteed maintenance-free for a minimum of five
44 years. Materials or finishes without such guarantees shall not be permitted.
45 Guarantees shall be in writing from the manufacturer.
- 46 b. Each dwelling shall have a site-built concrete, all-weather wood, or masonry
47 foundation around the entire perimeter with interior supports as necessary to
48 meet applicable building codes. The dwelling shall be permanently tied to the
49 foundation system in accordance with applicable building codes.
- 50 c. The roof of each dwelling shall have a minimum pitch of 6:12. At non-gable
51 ends of the roof there shall be an overhang at the eaves of not less than 12
52 inches inclusive of rain gutters. For homes with cantilevered rooms, 60
53 percent of the total eave length of the home shall have an overhang of not less
54 than 12 inches. The roof overhang shall be measured perpendicular to the
55 vertical side of the dwelling. Laminated architectural shingles are required.
56 Unfinished galvanized steel, tar, or aluminum roofing shall not be permitted.
57 These pitch and overhang provisions shall not apply to porch covers, bay
58 windows, or similar appendages.
- 59 d. Each dwelling shall be not less than 20 feet in depth at the narrowest point.
60 The depth shall be considered to be the lesser of the two primary dimensions

of the dwelling exclusive of attached garages, bay windows, room additions, or other similar appendages.

e. Basements are required unless a soils report demonstrates that basements are not feasible. The minimum square footage of finished, above-ground, habitable floor space for homes with basements shall be 2,000 square feet for ramblers and 3,000 square feet for two story or multi-level homes, not including the garage. The minimum square footage of finished, above-ground, habitable floor space for homes without basements shall be 2,500 square feet for ramblers and 3,000 square feet for two story or multi-level homes, not including the garage.

e. f. Any previously occupied dwelling which is to be moved from an existing location to a lot within West Valley City shall be inspected by the Chief Building Official of West Valley City, or his designated representative, prior to the move to insure that it meets applicable building codes.

~~f.~~ g. Landscaping on residential lots shall comply with the following standards:

i. Landscaping shall be installed in front yards between the front line of the house and the sidewalk on the entire width of the lot excluding the driveway. On corner lots, landscaping shall be installed in all areas between the sidewalk and the side line of the house between the front property line and the rear property line which are visible from the public right-of-way.

ii. Landscaping shall include at least one tree and a combination of lawn, shrubs or groundcover. Deciduous trees shall be a minimum size of 2-inch caliper. Conifer trees shall be at least six feet in height. Groundcover may include vegetative vines, low-spreading shrubs, or annual or perennial flowering or foliage plants. Groundcover may also include mineral or nonliving organic permeable material in not more than 50 percent of the net landscaped area. Mineral groundcover may include such materials as rocks, boulders, gravel, or brick over sand. Species, size, and placement of landscape elements shall be determined by the homeowner, however, low-water use landscaping is encouraged.

iii. At the time the water supply line to a house is installed, the builder shall furnish and install a stop-and-waste valve with an access sleeve and capped mainline to the surface to facilitate future sprinkler system installation. The stop-and-waste valve may also be located inside the home with a mainline extended to the exterior of the foundation wall and capped.

iv. On lots over one-half acre in size, landscaping shall only be required on 80 feet of street frontage to the depth of the front yard setback. On corner one-half acre lots, 80 feet of frontage shall be landscaped on each street. The 80-foot frontage may include customary access drives.

~~g.~~ h. In reviewing the construction and siting of homes in an approved subdivision, variation in exterior design and setback distance shall be required as necessary to satisfy the purpose of this Chapter.

i. In order to insure exterior design variation, the same or very similar exterior design, as determined by the City, shall not be allowed on adjacent lots, except in the case of twin homes where connected units may be the same.

ii. In order to insure variation in front yard setbacks, no more than two homes on adjacent lots shall be built at the same setback. The minimum front setback may be reduced for main buildings, but not for garages; however, the average front setback for all lots in the subdivision shall not be less than the minimum front setback allowed in the zone. The minimum offset between homes shall be not less than five feet and the minimum front setback on any lot shall be not less than 23 feet. This requirement shall not apply to lots where the entire front property line is a curve with a radius of 100 feet or less. This subsection ~~3(g)(h)(ii)~~ shall not apply in the RE zone, which is governed by the setback standards set forth in Section 7-6-608.

iii. Any sides of a home facing a street, consisting of one material, shall include distinctive features intended to add significant variety and interest to the exterior surfaces of the home, such as pop-outs on

windows, bay windows, quoins, color variations, texture changes or brick/stone decorative elements, etc. ~~The minimum square footage of finished, above-ground, habitable floor space shall be 2,000 square feet for ramblers and 3,000 square feet for 2-story or multi-level homes, not including the garage.~~

~~h.i.~~ A 3 car garage is required, except that a 2 car garage is permissible when there is a 20' side yard setback adjacent to the garage and either the 2 car garage is side loaded or the basement of the dwelling is finished. The minimum interior dimensions of a garage shall be 20 feet by 30 feet for a 3 car garage and 20 feet by 20 feet for a 2 car garage. Occupancy of the home shall not be permitted without the garage being completed. Where the garage is attached to the home and the garage door is facing the street, the width of the front of the house excluding the garage shall be at least 18' for ramblers and 15' for multi-levels.

~~i.j.~~ Final grading of individual lots shall be performed in such a way that excess water shall be contained entirely on the site or directed to an improved street or directed to an approved drainage inlet, drainage channel or drainage easement. Excess water shall not be allowed to drain onto adjacent private property unless approved as part of an overall system, as reflected in the subdivision approval or otherwise. In order to more effectively direct storm runoff rain gutters shall be installed on all eaves of new dwellings.

~~j.k.~~ In order to allow double driveways, and to allow hard-surface access to the rear yard, up to, but not more than, 40 percent of a front yard may be paved. Lots with duplexes, twin home lots, cul-de-sacs, or lots on major streets needing circular driveways may increase the hard-surface percent to 50 percent.

~~k.l.~~ Lots with double frontage adjacent to a street with 80 feet or more Right-Of-Way, as defined in the Major Street Plan, shall have a solid, 6' tall masonry wall set back at least 10' from the closest edge of the sidewalk.

~~l.m.~~ Primary buildings shall be designed and built with no more than two and one half stories above grade and shall be 30' or less in height. Accessory

buildings shall be designed and built with no more than once story above grade and shall be 20' or less in height.

~~m-n.~~ All dwellings shall meet any additional state or federal requirements to be classified and taxed as real property.

~~n-o.~~ All dwellings must have at least one main (front) entrance consisting of a concrete stoop, landing, and (if necessary) steps and additional landings which provide direct access to grade.

~~o-p.~~ New dwellings shall be oriented toward the street. The primary architectural facade and front door shall be facing the street. On legally platted lots having a maximum 50-foot frontage, new homes may be oriented differently, provided they meet the following construction standards:

- i. The side elevation of the dwelling facing the street shall include a minimum of two windows;
- ii. The required garage shall be located to the rear of the main structure; and
- iii. The main entry of the dwelling shall have a covered porch which shall be no less than 25 square feet in area.

~~p-q.~~ All dwellings shall apply the point system enumerated below in Table 1 to the design of the home. The combination of different features shall equal or exceed 250 points for a rambler plan and 300 points for all other types of plans. Each dwelling shall include at least one feature from each of the following categories in Table 1: 1) Roofing Treatments; 2) Relief Treatments; 3) Material Selections for the Entire House; 4) Entry Features; 5) Garage Treatments; and 6) Windows.

- i. If the point value of the items selected from each of the first six categories does not meet the minimum number of points required for the type of home to be constructed as set forth in paragraph (v) above, other features shall be added to increase the number of points equal to or above the minimum required for the type of home to be constructed.

- ii. For homes with a side or rear façade that faces a street, architectural features, which total at least 70 points from Table 2, shall be applied to all street facing façades other than the front.
1. In the process of choosing architectural features from Table 2 to include on street facing façades, each home shall include at least one feature each from categories 2) Roofing Treatments and 3) Design Treatments.
 2. If the point value of the items selected from each of the last two categories does not meet the minimum required, other features shall be added to increase the number of points equal to or above the minimum required.
- iii. The point systems described in Tables 1 and 2 may be superseded by a development agreement that includes requirements that would yield homes of equal or greater quality as determined by the Planning Commission and the City Council.

Table 1

1. Roofing Treatments (must use at least one)	Points
A. Dominant roof pitch of not less than 6:12	0
B. Laminated architectural shingles that simulate the depth of wood over the entire roof	0
C. Two or more gable ends on front elevation	20
D. Dormer windows on front elevation	20
E. Hip style roof on at least two ends or two or more roof planes/levels on front elevation	30
2. Relief Treatments (must use at least one)	Points
A. At least one foundation jog (not including the garage) on the front elevation	30
B. Bay or box window or other projection that is not part of the foundation on the front elevation	20
C. At least one cantilevered living area on the front elevation	20
D. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 50 sq. ft. of usable, unobstructed space	30
E. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.	50
3. Material Selections for the Entire House (must use one)	Points
A. A brick or stone wainscot on the front elevation at least 30 inches high having a return of 24 inches around the front corners of the dwelling, with the remainder of the home in fiber cement siding, including accent trim, which is a complimentary but different color from the primary house color, around all windows and doors.	30
B. A brick or stone wainscot of at least 30 inches high on the front and sides of the dwelling with the remainder of the home in fiber cement siding including accent trim, which is a complimentary but different color from the primary house color, around all windows and doors.	40
C. A brick or stone wainscot on the front elevation and brick or stone extending to the roof line on at least one portion of the front. Fiber cement siding on the remaining exterior of	50

the home including accent trim, which is a complimentary but different color from the primary house color, around all windows and doors.	
D. Full brick or stone on the front elevation with brick or stone wainscot on the side elevations with the remainder of the home in fiber cement siding including accent trim, which is a complimentary but different color from the primary house color around all windows and doors.	70
E. 100% brick exterior	120
4. Entry Features (must use one)	Points
A. Covered entry with columns having a minimum size of 1' x 1' for the bottom half of the column	15
B. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 50 sq. ft. of usable, unobstructed space	0
C. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space	0
5. Garage Treatments (must use at least one)	Points
A. Front of garage located at least 5' behind front face of home	40
B. The width of the front of the house excluding the garage is at least 18' for ramblers and 15' for multi-levels	0
C. Side entry garage	40
D. Three car garage where one of the spaces is located at least 1.5' behind the other two garage spaces (may not be used in combination with item E)	60
E. Three car garage (may not be used in combination with item D)	40
F. Detached or alley loaded garage in the rear yard	40
G. Usable open space with a trellis or roof (covered porch) above the garage extending to or beyond the front face of the garage	40
H. Garage flush with the front of the house or located less than 5' behind front of home	20
6. Windows (must use at least one)	Points
A. One or more non-rectangular (round, oval, arched, etc.) windows used on the front elevation not including any window used to meet items C, E or F below.	5 each, maximum of 10 points
B. Windows of any size used on the front elevation (does not include any windows used to meet items C, E or F below).	5 each, maximum of 40 points
C. Accent window over the entry area	5
D. Decorative window shutters on front elevation.	5 per set of shutters, maximum of 20 points
E. 12" or wider sidelight to expand the size of the entry	5
F. Windows in the garage door	10
G. At least two windows on front elevation have a pattern or design (grid)	10
H. All windows on the front elevation have either a header, sill or trim with depth (If trim is used, it may not be used in combination with items 3A, B, C or E above)	10
7. Additional Design Selections	Points
A. Precast quoins on at least two corners on front elevation	10
B. Precast keystones (at least two on front elevation)	10
C. Knee braces on at least the front elevation	10
D. Change of color on exterior materials (excluding doors, shutters, trim, roof material or material changes)	10
E. Exposed joists on at least the front elevation	10
F. Fiber cement siding with a highly visible texture or pattern (examples include "fish scale" and "shingle") on front elevation	20
G. Siding applied horizontally and vertically on front elevation	20
H. Gable returns on front elevation	20
I. Porch and/or front stairway has a decorative railing	10
J. Decorative vent (must include either a pop-out or trim around the vent).	5 per vent, maximum of 15 points
K. 6" or larger, decorative roof fascia	10

L. 100 sq. ft. above the minimum required areas of 2,000 sq. ft. for ramblers and 3,000 sq. ft. for multi-levels (homes without basements do not qualify for this item).	10 points per 100 square feet over minimum, maximum of 40 points
--	--

Table 2

1. Relief Treatments	Points
A. At least one foundation job that is at least 10' long and is no more than 20' deep	40
B. Bay or box window or other projection that is not part of the foundation	30
C. At least one cantilevered living area	30
2. Roof Treatments (must use at least one)	Points
A. A minimum 6" overhang at the eaves on gable ends	10
B. Dutch hip on a gable end	10
C. Hip roof instead of a gable end	20
D. One or more gables on rear façades	20
E. Two or more gables on side façades	10
F. One cross gable on side façades	10
G. Two cross gables on side façades	20
3. Design Treatments (must use at least one)	Points
A. One or more windows that are at least 3 sq. ft. each in area (does not include windows in garage doors, bay windows, box windows or windows that are in or partially in window wells).	10 per window, maximum of 50 points
B. Trim around each window for homes with fiber cement exteriors	10
C. Decorative vent (oval, octagonal, or arched)	10
D. Decorative window shutters	10
E. Precast quoins on at least two corners	10
F. Precast keystones	10
G. Knee braces	10
H. Change of color on exterior materials applied to at least 20% of the façade (excluding doors, shutters, trim, roof material or material changes)	10
I. Change of material (i.e. brick or stone wainscot) applied to at least 15% of the façade	30
J. Exposed joists	10
K. Fiber cement siding with a highly visible texture or pattern (examples include "fish scale" and "shingle") applied to at least 15% of the façade	10
L. A 6' solid visual barrier fence that extends across at least 50% of the length of the façade where the base of the home is no higher than 2' from the base of the fence.	20
M. For side façades, a front porch that extends to the street facing side façade	10

~~q. r.~~ All new subdivisions involving a rezone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(l)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD.

~~r. s.~~ Individual Residential Zone requirements and standards may be modified if the developer as part of a development agreement, or the builder as part of a building permit, agrees to increase the average house size by 200 square feet

212 of finished floor space. Where fiber cement siding is used, it must be
213 accompanied by a full perimeter brick or stone wainscot of at least 30 inches
214 high. Standards that may be reduced include side yard setbacks (no less than
215 6 feet nor less than a total of 16 feet for all zones except R-1-4), and lot widths
216 up to 15 percent except the R-1-4 zone. Lot width reduction shall be limited
217 to twenty five percent (25%) of the total lots within a subdivision.

218
219 **Section 3. Severability.** If any provision of this Ordinance is declared to be invalid
220 by a court of competent jurisdiction, the remainder shall not be affected thereby.

221 **Section 4. Effective Date.** This Ordinance shall take effect immediately upon posting
222 in the manner required by law.

223
224 **PASSED and APPROVED** this _____ day of _____,
225 2016.

226
227 WEST VALLEY CITY

228
229 _____
230 MAYOR

231
232 ATTEST:

233
234
235 _____
236 CITY RECORDER

ZT-4-2016 MINUTES
APRIL 13, 2016 PLANNING COMMISSION PUBLIC HEARING

ZONE TEXT CHANGE APPLICATION

ZT-4-2016

West Valley City

Amending Section 7-14-105 to require basements in single family dwellings where soil conditions allow and to increase the minimum size for single family dwellings where soil conditions do not allow basements

At the request of the City Council, West Valley City staff is recommending an amendment to Section 7-14-105 of the Zoning Ordinance. If adopted, this Section will require basements in single family dwellings where soil conditions allow and increase the minimum size for single family dwellings by 500 SF where soil conditions do not allow basements.

Last year the City adopted new housing standards with the goal of creating a greater balance of housing choices in the City. These standards included increased minimum home sizes. The Council is concerned that, if a basement is not included, the purpose of the new standards would not be fully met without additional area being added to homes without basements.

During the Planning Commission study session, the Commission discussed the impact the proposed ordinance would have on patio homes, which typically do not have basements. The suggestion was made that perhaps homes without basements should still be allowed even when soil conditions would allow basements as long as the area of the home was increased. This option is included in the staff alternatives below.

Staff Alternatives:

1. Approval of the ordinance as written.
2. Approval of the ordinance with the recommended revision of allowing homes without basements even when soil conditions allow a basement as long as the area of the home is increased.
3. Continuance, for reasons determined during the public hearing.
4. Denial.

Discussion: Commissioner Matheson mentioned that it wasn't long ago that the City increased the building standard to 2,000 and 3,000 sq. ft. per home. He feels the zone text change requiring a basement or additional square footage without a basement is overkill, and is not in favor of it. Commissioner Woodruff is worried that people will not

be able to afford to build the more expensive housing. Chair Meaders has concerns about a 2,000 sq. ft. home fitting on an R-1-8 lot without being too close to neighbors.

Motion: Commissioner Matheson moved to deny ZT-4-2016.

Commissioner Fuller seconded the motion. Chair Meaders reminded Commissioners that this is a motion for denial, so a vote yes is to deny.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner McEwen	Yes
Commissioner Meaders	Yes
Commissioner Tupou	No
Commissioner Woodruff	Yes

Majority – ZT-4-2016 – Denied

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

A zone text change to Section 7-14-105 to exempt properties under certain instances from the latest single family dwelling standards.

SYNOPSIS:

West Valley City staff is recommending an amendment to Section 7-14-105 of the Zoning Ordinance. If adopted, this Section will exempt properties from the latest single family dwelling standards in the following situations:

1. A home that was not subject to the single family dwelling standards adopted in Ordinance #15-27 (the latest standards) is demolished and rebuilt.
2. Vacant, legal parcels zoned for single family dwellings that were in existence prior to April 15, 2015 and where no development agreement applies.
3. All lots in subdivisions that were submitted prior to April 15, 2015 where no development agreement applies.
4. An existing, developed single family dwelling lot in existence prior to April 15, 2015 that is large enough to be subdivided to create one new lot.

Homes built under the situations listed above would follow the design standards that were in place just before the current standards were adopted as outlined in Ordinance 14-28, which is attached.

The City Council directed staff to prepare an ordinance revision that specifically addressed the first situation listed in the proposed ordinance. The Council also asked staff to propose other exceptions that may be appropriate given our experience working with people over the counter.

For the second exception, staff estimates that there are approximately 130 parcels that would qualify for this exception. Staff estimates that there are 30 lots that would be eligible for the third exception. The fourth exception is difficult to estimate.

RECOMMENDATION:

City staff and the Planning Commission recommend approval of the zone text change.

SUBMITTED BY:

Steve Pastorik, Assistant CED Director

WEST VALLEY CITY, UTAH
ORDINANCE NO. _____

Draft Date: 5/4/2016

Date Adopted: _____

Date Effective: _____

**AN ORDINANCE AMENDING SECTION 7-14-105 OF THE
WEST VALLEY CITY MUNICIPAL CODE TO AMEND
PROVISIONS GOVERNING THE CONSTRUCTION OF
CERTAIN SINGLE FAMILY DWELLINGS.**

WHEREAS, Title 7 of the West Valley City Municipal Code establishes regulations concerning the use and development of land throughout the City; and

WHEREAS, Section 7-14-105 of the West Valley City Municipal Code establishes standards for the construction of single family homes in the City; and

WHEREAS, certain standards set forth in Section 7-14-105 may make construction of single family homes more difficult in certain narrow situations concerning preexisting lots and properties; and

WHEREAS, the City Council wishes to ensure that construction is feasible, appropriate to the neighborhood, and of the highest quality; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to amend Section 7-14-105 of the West Valley City Municipal Code;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah as follows:

Section 1. Repealer. Any provision of the West Valley City Municipal Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Section 7-14-105 is hereby amended as follows:

**7-14-105. DEVELOPMENT PLAN REQUIREMENTS FOR NEW CONSTRUCTION
OF A SINGLE- FAMILY OR TWO-FAMILY DWELLING.**

Applications for new construction of a single-family or two-family dwelling in West Valley City shall be accompanied by and shall comply with the following:

31 (1) Appropriate application form and fees.

32 (2) Two copies of the Development Plan shall be required, which plan shall include a site
33 plan and an architectural plan with appropriate drawings of adequate scale showing
34 building materials, exterior elevations and floor plans of all proposed structures.

35 (3) The following design criteria shall be required:

- 36 a. All exterior materials shall be 100% masonry. For the purposes of this Section,
37 masonry shall only include brick, stone, and fiber cement siding. Thin brick,
38 brick veneer panels, stone veneer panels and stucco are not allowed. Fiber
39 cement siding shall not constitute more than 75% of the exterior material and the
40 remaining 25% must be either brick or stone. All exterior materials shall be
41 installed in a professional workmanlike manner and be guaranteed to be
42 maintenance-free for at least 10 years. Finishes upon exterior materials shall be
43 guaranteed maintenance-free for a minimum of five years. Materials or finishes
44 without such guarantees shall not be permitted. Guarantees shall be in writing
45 from the manufacturer.
- 46 b. Each dwelling shall have a site-built concrete, all-weather wood, or masonry
47 foundation around the entire perimeter with interior supports as necessary to meet
48 applicable building codes. The dwelling shall be permanently tied to the
49 foundation system in accordance with applicable building codes.
- 50 c. The roof of each dwelling shall have a minimum pitch of 6:12. At non-gable ends
51 of the roof there shall be an overhang at the eaves of not less than 12 inches
52 inclusive of rain gutters. For homes with cantilevered rooms, 60 percent of the
53 total eave length of the home shall have an overhang of not less than 12 inches.
54 The roof overhang shall be measured perpendicular to the vertical side of the
55 dwelling. Laminated architectural shingles are required. Unfinished galvanized
56 steel, tar, or aluminum roofing shall not be permitted. These pitch and overhang
57 provisions shall not apply to porch covers, bay windows, or similar appendages.
- 58 d. Each dwelling shall be not less than 20 feet in depth at the narrowest point. The
59 depth shall be considered to be the lesser of the two primary dimensions of the
60 dwelling exclusive of attached garages, bay windows, room additions, or other
61 similar appendages.

- e. Any previously occupied dwelling which is to be moved from an existing location to a lot within West Valley City shall be inspected by the Chief Building Official of West Valley City, or his designated representative, prior to the move to insure that it meets applicable building codes.
- f. Landscaping on residential lots shall comply with the following standards:
- i. Landscaping shall be installed in front yards between the front line of the house and the sidewalk on the entire width of the lot excluding the driveway. On corner lots, landscaping shall be installed in all areas between the sidewalk and the side line of the house between the front property line and the rear property line which are visible from the public right-of-way.
 - ii. Landscaping shall include at least one tree and a combination of lawn, shrubs or groundcover. Deciduous trees shall be a minimum size of 2-inch caliper. Conifer trees shall be at least six feet in height. Groundcover may include vegetative vines, low-spreading shrubs, or annual or perennial flowering or foliage plants. Groundcover may also include mineral or nonliving organic permeable material in not more than 50 percent of the net landscaped area. Mineral groundcover may include such materials as rocks, boulders, gravel, or brick over sand. Species, size, and placement of landscape elements shall be determined by the homeowner, however, low-water use landscaping is encouraged.
 - iii. At the time the water supply line to a house is installed, the builder shall furnish and install a stop-and-waste valve with an access sleeve and capped mainline to the surface to facilitate future sprinkler system installation. The stop-and-waste valve may also be located inside the home with a mainline extended to the exterior of the foundation wall and capped.
 - iv. On lots over one-half acre in size, landscaping shall only be required on 80 feet of street frontage to the depth of the front yard setback. On corner one-half acre lots, 80 feet of frontage shall be landscaped on each street. The 80-foot frontage may include customary access drives.

- 93 g. In reviewing the construction and siting of homes in an approved subdivision,
94 variation in exterior design and setback distance shall be required as necessary to
95 satisfy the purpose of this Chapter.
- 96 i. In order to insure exterior design variation, the same or very similar
97 exterior design, as determined by the City, shall not be allowed on
98 adjacent lots, except in the case of twin homes where connected units
99 may be the same.
- 100 ii. In order to insure variation in front yard setbacks, no more than two
101 homes on adjacent lots shall be built at the same setback. The minimum
102 front setback may be reduced for main buildings, but not for garages;
103 however, the average front setback for all lots in the subdivision shall
104 not be less than the minimum front setback allowed in the zone. The
105 minimum offset between homes shall be not less than five feet and the
106 minimum front setback on any lot shall be not less than 23 feet. This
107 requirement shall not apply to lots where the entire front property line is
108 a curve with a radius of 100 feet or less. This subsection 3(g)(ii) shall
109 not apply in the RE zone, which is governed by the setback standards set
110 forth in Section 7-6-608.
- 111 iii. Any sides of a home facing a street, consisting of one material, shall
112 include distinctive features intended to add significant variety and
113 interest to the exterior surfaces of the home, such as pop-outs on
114 windows, bay windows, quoins, color variations, texture changes or
115 brick/stone decorative elements, etc. The minimum square footage of
116 finished, above-ground, habitable floor space shall be 2,000 square feet
117 for ramblers and 3,000 square feet for 2-story or multi-level homes, not
118 including the garage.
- 119 h. A 3 car garage is required, except that a 2 car garage is permissible when there is
120 a 20' side yard setback adjacent to the garage and either the 2 car garage is side
121 loaded or the basement of the dwelling is finished. The minimum interior
122 dimensions of a garage shall be 20 feet by 30 feet for a 3 car garage and 20 feet
123 by 20 feet for a 2 car garage. Occupancy of the home shall not be permitted

without the garage being completed. Where the garage is attached to the home and the garage door is facing the street, the width of the front of the house excluding the garage shall be at least 18' for ramblers and 15' for multi-levels.

- i. Final grading of individual lots shall be performed in such a way that excess water shall be contained entirely on the site or directed to an improved street or directed to an approved drainage inlet, drainage channel or drainage easement. Excess water shall not be allowed to drain onto adjacent private property unless approved as part of an overall system, as reflected in the subdivision approval or otherwise. In order to more effectively direct storm runoff rain gutters shall be installed on all eaves of new dwellings.
- j. In order to allow double driveways, and to allow hard-surface access to the rear yard, up to, but not more than, 40 percent of a front yard may be paved. Lots with duplexes, twin home lots, cul-de-sacs, or lots on major streets needing circular driveways may increase the hard-surface percent to 50 percent.
- k. Lots with double frontage adjacent to a street with 80 feet or more Right-Of-Way, as defined in the Major Street Plan, shall have a solid, 6' tall masonry wall set back at least 10' from the closest edge of the sidewalk.
- l. Primary buildings shall be designed and built with no more than two and one half stories above grade and shall be 30' or less in height. Accessory buildings shall be designed and built with no more than once story above grade and shall be 20' or less in height.
- m. All dwellings shall meet any additional state or federal requirements to be classified and taxed as real property.
- n. All dwellings must have at least one main (front) entrance consisting of a concrete stoop, landing, and (if necessary) steps and additional landings which provide direct access to grade.
- o. New dwellings shall be oriented toward the street. The primary architectural facade and front door shall be facing the street. On legally platted lots having a maximum 50-foot frontage, new homes may be oriented differently, provided they meet the following construction standards:

- i. The side elevation of the dwelling facing the street shall include a minimum of two windows;
- ii. The required garage shall be located to the rear of the main structure; and
- iii. The main entry of the dwelling shall have a covered porch which shall be no less than 25 square feet in area.

p. All dwellings shall apply the point system enumerated below in Table 1 to the design of the home. The combination of different features shall equal or exceed 250 points for a rambler plan and 300 points for all other types of plans. Each dwelling shall include at least one feature from each of the following categories in Table 1: 1) Roofing Treatments; 2) Relief Treatments; 3) Material Selections for the Entire House; 4) Entry Features; 5) Garage Treatments; and 6) Windows.

- i. If the point value of the items selected from each of the first six categories does not meet the minimum number of points required for the type of home to be constructed as set forth in paragraph (v) above, other features shall be added to increase the number of points equal to or above the minimum required for the type of home to be constructed.
- ii. For homes with a side or rear façade that faces a street, architectural features, which total at least 70 points from Table 2, shall be applied to all street facing façades other than the front.
 - 1. In the process of choosing architectural features from Table 2 to include on street facing façades, each home shall include at least one feature each from categories 2) Roofing Treatments and 3) Design Treatments.
 - 2. If the point value of the items selected from each of the last two categories does not meet the minimum required, other features shall be added to increase the number of points equal to or above the minimum required.
- iii. The point systems described in Tables 1 and 2 may be superseded by a development agreement that includes requirements that would yield

homes of equal or greater quality as determined by the Planning Commission and the City Council.

Table 1

1. Roofing Treatments (must use at least one)	Points
A. Dominant roof pitch of not less than 6:12	0
B. Laminated architectural shingles that simulate the depth of wood over the entire roof	0
C. Two or more gable ends on front elevation	20
D. Dormer windows on front elevation	20
E. Hip style roof on at least two ends or two or more roof planes/levels on front elevation	30
2. Relief Treatments (must use at least one)	Points
A. At least one foundation jog (not including the garage) on the front elevation	30
B. Bay or box window or other projection that is not part of the foundation on the front elevation	20
C. At least one cantilevered living area on the front elevation	20
D. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 50 sq. ft. of usable, unobstructed space	30
E. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space.	50
3. Material Selections for the Entire House (must use one)	Points
A. A brick or stone wainscot on the front elevation at least 30 inches high having a return of 24 inches around the front corners of the dwelling, with the remainder of the home in fiber cement siding, including accent trim, which is a complimentary but different color from the primary house color, around all windows and doors.	30
B. A brick or stone wainscot of at least 30 inches high on the front and sides of the dwelling with the remainder of the home in fiber cement siding including accent trim, which is a complimentary but different color from the primary house color, around all windows and doors.	40
C. A brick or stone wainscot on the front elevation and brick or stone extending to the roof line on at least one portion of the front. Fiber cement siding on the remaining exterior of the home including accent trim, which is a complimentary but different color from the primary house color, around all windows and doors.	50
D. Full brick or stone on the front elevation with brick or stone wainscot on the side elevations with the remainder of the home in fiber cement siding including accent trim, which is a complimentary but different color from the primary house color around all windows and doors.	70
E. 100% brick exterior	120
4. Entry Features (must use one)	Points
A. Covered entry with columns having a minimum size of 1' x 1' for the bottom half of the column	15
B. Covered front porch that extends across less than 30% of the entire length of the front of the house and is at least 5' deep with no less than 50 sq. ft. of usable, unobstructed space	0
C. Covered front porch that extends across at least 30% of the entire length of the front of the house and is at least 5' deep with no less than 60 sq. ft. of usable, unobstructed space	0
5. Garage Treatments (must use at least one)	Points
A. Front of garage located at least 5' behind front face of home	40
B. The width of the front of the house excluding the garage is at least 18' for ramblers and 15' for multi-levels	0
C. Side entry garage	40
D. Three car garage where one of the spaces is located at least 1.5' behind the other two garage spaces (may not be used in combination with item E)	60
E. Three car garage (may not be used in combination with item D)	40
F. Detached or alley loaded garage in the rear yard	40
G. Usable open space with a trellis or roof (covered porch) above the garage extending to or	40

beyond the front face of the garage	
H. Garage flush with the front of the house or located less than 5' behind front of home	20
6. Windows (must use at least one)	Points
A. One or more non-rectangular (round, oval, arched, etc.) windows used on the front elevation not including any window used to meet items C, E or F below.	5 each, maximum of 10 points
B. Windows of any size used on the front elevation (does not include any windows used to meet items C, E or F below).	5 each, maximum of 40 points
C. Accent window over the entry area	5
D. Decorative window shutters on front elevation.	5 per set of shutters, maximum of 20 points
E. 12" or wider sidelight to expand the size of the entry	5
F. Windows in the garage door	10
G. At least two windows on front elevation have a pattern or design (grid)	10
H. All windows on the front elevation have either a header, sill or trim with depth (If trim is used, it may not be used in combination with items 3A, B, C or E above)	10
7. Additional Design Selections	Points
A. Precast quoins on at least two corners on front elevation	10
B. Precast keystones (at least two on front elevation)	10
C. Knee braces on at least the front elevation	10
D. Change of color on exterior materials (excluding doors, shutters, trim, roof material or material changes)	10
E. Exposed joists on at least the front elevation	10
F. Fiber cement siding with a highly visible texture or pattern (examples include "fish scale" and "shingle") on front elevation	20
G. Siding applied horizontally and vertically on front elevation	20
H. Gable returns on front elevation	20
I. Porch and/or front stairway has a decorative railing	10
J. Decorative vent (must include either a pop-out or trim around the vent).	5 per vent, maximum of 15 points
K. 6" or larger, decorative roof fascia	10
L. 100 sq. ft. above the minimum required areas of 2,000 sq. ft. for ramblers and 3,000 sq. ft. for multi-levels (homes without basements do not qualify for this item).	10 points per 100 square feet over minimum, maximum of 40 points

Table 2

1. Relief Treatments	Points
A. At least one foundation job that is at least 10' long and is no more than 20' deep	40
B. Bay or box window or other projection that is not part of the foundation	30
C. At least one cantilevered living area	30
2. Roof Treatments (must use at least one)	Points
A. A minimum 6" overhang at the eaves on gable ends	10
B. Dutch hip on a gable end	10
C. Hip roof instead of a gable end	20
D. One or more gables on rear façades	20
E. Two or more gables on side façades	10
F. One cross gable on side façades	10
G. Two cross gables on side façades	20
3. Design Treatments (must use at least one)	Points
A. One or more windows that are at least 3 sq. ft. each in area (does not include windows in garage doors, bay windows, box windows or windows that are in or partially in window wells).	10 per window, maximum of 50 points

B.	Trim around each window for homes with fiber cement exteriors	10
C.	Decorative vent (oval, octagonal, or arched)	10
D.	Decorative window shutters	10
E.	Precast quoins on at least two corners	10
F.	Precast keystones	10
G.	Knee braces	10
H.	Change of color on exterior materials applied to at least 20% of the façade (excluding doors, shutters, trim, roof material or material changes)	10
I.	Change of material (i.e. brick or stone wainscot) applied to at least 15% of the façade	30
J.	Exposed joists	10
K.	Fiber cement siding with a highly visible texture or pattern (examples include “fish scale” and “shingle”) applied to at least 15% of the façade	10
L.	A 6’ solid visual barrier fence that extends across at least 50% of the length of the façade where the base of the home is no higher than 2’ from the base of the fence.	20
M.	For side façades, a front porch that extends to the street facing side façade	10

- q. All new subdivisions involving a rezone of property, or a PUD, shall participate in a development agreement that addresses housing size, quality, exterior finish materials, streetscapes, landscaping, etc. The standards outlined in Section 7-14-105 (3)(l)(iii) shall be used as a minimum in all development agreements to address housing quality and exterior finish materials. These standards may be increased for a PUD.
- r. Individual Residential Zone requirements and standards may be modified if the developer as part of a development agreement, or the builder as part of a building permit, agrees to increase the average house size by 200 square feet of finished floor space. Where fiber cement siding is used, it must be accompanied by a full perimeter brick or stone wainscot of at least 30 inches high. Standards that may be reduced include side yard setbacks (no less than 6 feet nor less than a total of 16 feet for all zones except R-1-4), and lot widths up to 15 percent except the R-1-4 zone. Lot width reduction shall be limited to twenty five percent (25%) of the total lots within a subdivision.
- t. Single family dwellings meeting the standards set forth in Ordinance 14-28 may be constructed in the following circumstances:
- To replace a home built prior to April 15, 2015 when that home is demolished and rebuilt on the same lot.
 - On a vacant, legal parcel zoned for single family dwellings that was in existence prior to April 15, 2015 and where no development agreement is currently applicable to the property.

- 213 c. On a lot in a subdivision for which application was made prior to April
214 15, 2015 where no development agreement is currently applicable to
215 the property.
216 d. On a legal and developed single family dwelling lot under one acre in
217 existence prior to April 15, 2015 that is large enough to be subdivided
218 to create no more than one new lot.
219

220 **Section 3. Severability.** If any provision of this Ordinance is declared to be invalid
221 by a court of competent jurisdiction, the remainder shall not be affected thereby.

222 **Section 4. Effective Date.** This Ordinance shall take effect immediately upon posting
223 in the manner required by law.
224

225 **PASSED and APPROVED** this _____ day of _____,
226 2016.

227
228 WEST VALLEY CITY
229

230 _____
231 MAYOR
232

233 ATTEST:
234
235

236 _____
237 CITY RECORDER
238

ZT-5-2016 MINUTES
APRIL 13, 2016 PLANNING COMMISSION PUBLIC HEARING

ZONE TEXT APPLICATION:

ZT-5-2016

West Valley City

Amending Section 7-14-105 to exempt properties under certain instances from the latest single family dwelling standards

West Valley City staff is recommending an amendment to Section 7-14-105 of the Zoning Ordinance. If adopted, this Section will exempt properties from the latest single family dwelling standards in the following situations:

1. A home that was not subject to the single family dwelling standards adopted in Ordinance #15-27 (the latest standards) is demolished and rebuilt.
2. Vacant, legal parcels zoned for single family dwellings that were in existence prior to April 15, 2015 and where no development agreement applies.
3. All lots in subdivisions that were submitted prior to April 15, 2015 where no development agreement applies.
4. An existing, developed single family dwelling lot in existence prior to April 15, 2015 that is large enough to be subdivided to create one new lot.

Homes built under the situations listed above would follow the design standards that were in place just before the current standards were adopted as outlined in Ordinance 14-28, which is attached. For reference, the table below compares the current standards with the previous standards.

Requirements	Current Standard (Ordinance 15-27)	Previous Standard (Ordinance 14-28)
Minimum rambler size	2,000 square feet	1,400 square feet
Minimum multi-level size	3,000 square feet	1,600 square feet
Minimum garage size	3 car garage*	2 car garage
Exterior materials allowed	Brick, stone, stucco and fiber cement siding	Brick, stone and fiber cement siding
Further material restrictions	Fiber cement siding limited to 75% of exterior	Stucco limited to 15% of exterior
Minimum roof pitch	6/12	4/12
Minimum # of points for rambler	250	250
Minimum # of points for multi-level	300	300
Architectural shingles required	Yes	No

*A 2 car garage is permissible when there is a 20' side yard setback adjacent to the garage and either the 2 car garage is side loaded or the basement of the dwelling is finished.

The City Council directed staff to prepare an ordinance revision that specifically addressed the first situation listed in the proposed ordinance. The Council also asked staff to propose other exceptions that may be appropriate given our experience working with people over the counter.

For the second exception, staff estimates that there are approximately 130 parcels that would qualify for this exception. Staff is working on an estimate for the number of lots in exception three. The fourth exception is difficult to estimate.

Staff Alternatives:

Discussion: Commissioner Woodruff feels these exemptions are reasonable ways to deal with problems that may arise with the ordinances already in place. Commissioner McEwen is concerned these exemptions may open a door for more reasons the public may ask to be released from complying with the current ordinances. He would like more time to go over the table and discuss this petition.

Motion:

Commissioner McEwen moved to continue ZT-5-2016.

The motion failed due to the lack of a second.

Motion:

Commissioner Woodruff moved to approve ZT-5-2016.

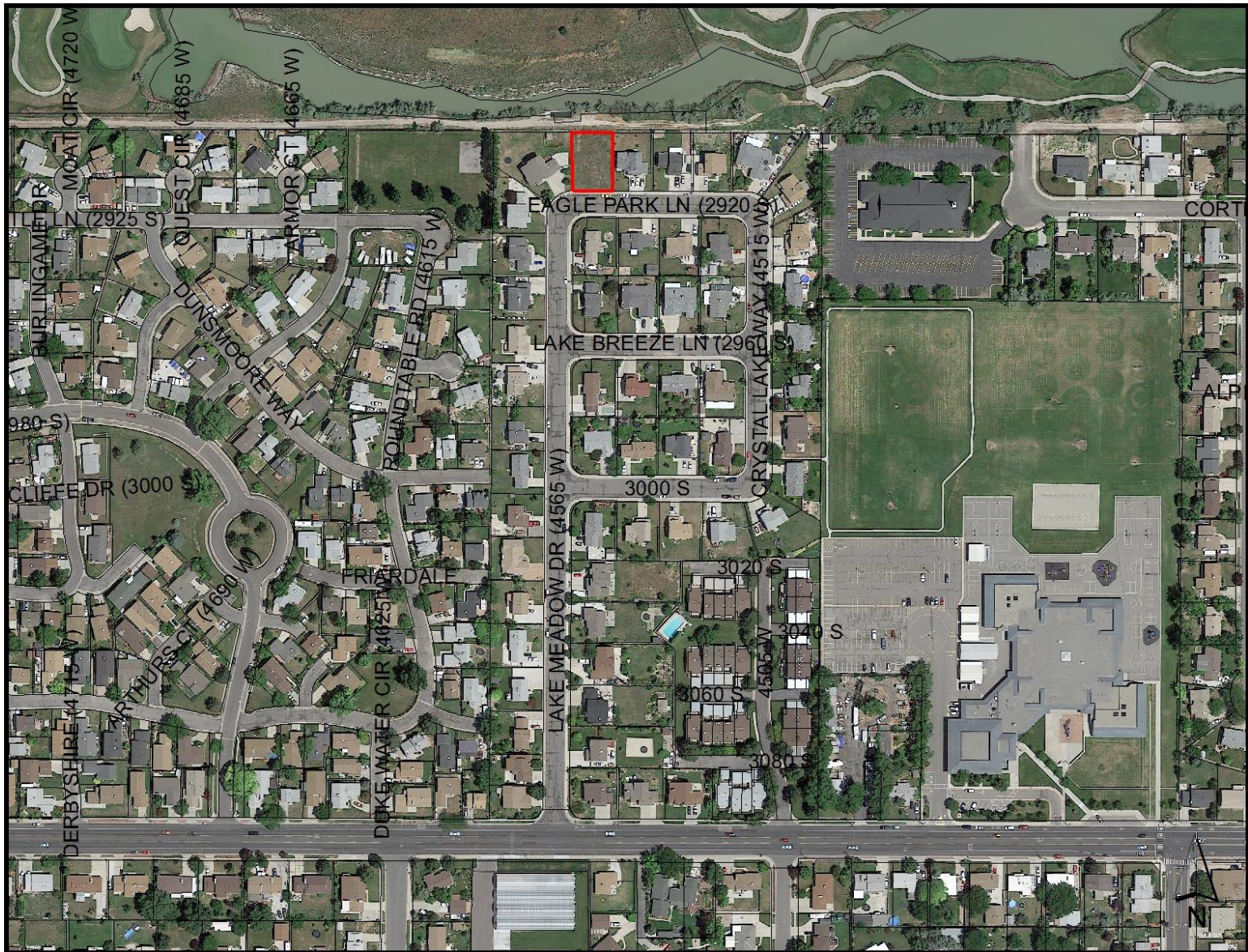
Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner McEwen	No
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes

Majority - ZT-5-2016 – Approved

ZT-5-2016 Petition by **WEST VALLEY CITY** requesting a **zone text change** to Section 7-14-105 to exempt properties under certain instances from the latest single family dwelling standards. (Staff – **Steve Pastorik** at 801-963-3545)



Item #:	
Fiscal Impact:	\$41,263.22
Funding Source:	Ambulance Operations
Account #:	66-6625-40740-00000-0000
Budget Opening Required:	

ISSUE:

Authorization of replacement ambulance cab and chassis

SYNOPSIS:

This resolution authorizes the purchase of one ambulance cab and chassis from Ken Garff Ford.

BACKGROUND:

Ken Garff Ford has the State Contract to supply the Ford F550 ambulance cabs and chassis.

Number of Vehicles	Type of Vehicle	Cost Per Vehicle
1	Ford F550	\$41,263.22
	TOTAL	\$41,263.22

Following is the vehicle being replaced:

ICN #	Mileage	Year	Make	Model
731093	104420	2008	Chevrolet	4500

The City Shops will switch the ambulance module from the Chevrolet to the New Ford and complete a full refurbishment of the ambulance module.

RECOMMENDATION:

Approve purchase of one ambulance cabs and chassis

SUBMITTED BY:

John Evans Fire Chief

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PURCHASE OF
A REPLACEMENT AMBULANCE CAB AND
CHASSIS FOR USE BY THE FIRE DEPARTMENT.**

WHEREAS, West Valley City desires to purchase a replacement cab and chassis for one of the Fire Department ambulances; and

WHEREAS, Ken Garff Ford (herin “Ken Garff”) has been awarded a State Contract to supply said ambulance cab and chassis; and

WHEREAS, the bid from Ken Garff is within the Fire Department’s price parameters and meets City needs; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to authorize the purchase of a replacement cab and chassis for use by the Fire Department;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. The City is hereby authorized to purchase a cab and chassis from Ken Garff Ford for use by the Fire Department for an amount not to exceed \$41,263.22.
2. The Mayor is hereby authorized to execute, for and in behalf of the City, any documents necessary to complete said purchase, subject to approval of the final form of the purchase documents by the City Manager and the City Attorney’s Office.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day
of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Item #:	
Fiscal Impact:	\$59,010.30
Funding Source:	Class C Road Fund
Account #:	11-7581-40740-00000-0000
Budget Opening Required:	No

ISSUE:

Authorization to purchase a new Vermeer BC1500 Wood Chipper.

SYNOPSIS:

This resolution authorizes the purchase of a 2016 Vermeer BC1500 Wood Chipper to replace the old one.

BACKGROUND:

The Public Works Department is purchasing a new Wood Chipper off state contract to replace a 2004 Wood Chipper. The existing Chipper is 12 years old and due to its everyday wear and tear it is the Fleet Manager's recommendation to replace it at this time. Vermeer Rocky Mountain is a State Contract vendor. The State Contract number is MA2182. The City received a quote for the total selling price of \$59,010.30.

The Fleet Manager has met with the Operations Division and determined that this equipment best suits the needs of the department, and would be the most efficient equipment for their intended purposes.

RECOMMENDATION:

Approve purchase of a 2016 Vermeer BC1500 Wood Chipper from Vermeer Rocky Mountain.

SUBMITTED BY:

Eric Madsen, Fleet Manager

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PURCHASE OF A
VERMEER BC1500 WOOD CHIPPER FROM VERMEER
ROCKY MOUNTAIN INC., FOR USE BY THE PUBLIC
WORKS DEPARTMENT.**

WHEREAS, West Valley City desires to purchase a Vermeer BC1500 Wood Chipper (herein "Wood Chipper") for use by the Public Works Department; and

WHEREAS, Vermeer Rocky Mountain Inc., (herein "Vermeer") is a State Contract vendor; and

WHEREAS, the quoted price from Vermeer is within the Department's budget parameters and meets City needs; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to authorize the purchase of the Wood Chipper for use by the Public Works Department;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. That the City is hereby authorized to purchase a Vermeer BC1500 Wood Chipper from Vermeer Rocky Mountain Inc., for use by the Public Works Department for an amount not to exceed \$50,010.30.
2. That the Mayor and the City Manager are hereby authorized to execute, for and in behalf of the City, any documents necessary to complete said purchase, subject to approval of the final form of the documents by the City Attorney's Office.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day
of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER



Vermeer®

Rocky Mountain

850 S. Redwood Rd
Salt Lake City, UT 84104
Phone: (801) 975-1216
Toll Free: (866) 816-6971
Fax: (801) 975-7900

www.vermeerrockymountain.com

Ship to:

SAME AS BELOW

Invoice to:

West Valley, City of
3600 Constitution Blvd
West Valley UT 84119-3720

Branch 25 - Salt Lake City		
Date 04/18/2016	Time 9:32:56 (O)	Page 1
Account No. WESTV001	Phone No. 8019663600	Quote No. 003428
Ship Via	Purchase Order	
	87-0362454	
DEVIN YOUNG		Salesperson DBY

EQUIPMENT QUOTE

Description ** Q U O T E ** EXPIRY DATE: 05/18/2016 Amount

New Vermeer BC1500 BC1500 DOMESTIC VALUE PACKAGE 130 HP TIER 65567.00

****INCLUDING THE FOLLOWING OPTIONS****

BC150021VP BC1500 DOMESTIC VALUE PACKAGE 130 HP TIER 4
FINAL

BC1500009 BC1500 130HP CUMMINS DIESEL - TIER 4 FINAL

BC1500092 BC1500 DOMESTIC OPTION 130HP TIER 4 FINAL

BC1500040 BC1500 DOMESTIC 6-WAY ROUND TRAILER PLUG

BC1500028 BC1500 NON WINCH T4I & T4F

BC1500095 BC1500 ELECTRIC BRAKE 8K

BC1500016 MANUAL CHUTE ROTATION RIGHT SIDE

BC1500076 BC1500 FLOTATION TIRES - LT285/75R16E

BC1500052 BC1500 RT SIDE CONTROLS - (130HP) T4F/STAGE IV

Sale # 01 Subtotal: 65567.00

TOTAL: 65567.00

Miscellaneous Charges/Credits

=====

EQUIPMENT DISCOUNT Qty: 1 Price: 6556.70 6556.70-

Miscellaneous Charges/Credits Total: 6556.70-

Subtotal: 59010.30

Authorization: _____ Quote Total: 59010.30

Terms are due upon receipt unless otherwise specified. Customer shall be responsible for any and all costs associated with collection of any past due balance, which includes the payment of reasonable attorney's fees incurred for such collection.

Signature

Date

Item: _____
Fiscal Impact: \$2,577,000
Funding Source: RDA
Account No: 22-6879-40750-00000-0000
Budget Opening Required: No

ISSUE:

Award Contract for the Fairbourne Station Phase 2 Roadway and Utility Project

SYNOPSIS:

Lowest responsible bid was received by Stapp Construction, in the amount of \$2,454,309.45.

BACKGROUND:

Bids were opened for the project on May 10, 2016. A total of three (3) bids were received. The lowest responsible bidder was Stapp Construction.

This contract builds the next phase of public improvements in Fairbourne Station, including a new street at 3030 West, extension of Weigh Station Road and a reconstruction of a portion of Lehman Avenue. A new traffic signal will be built on 3500 South at 3030 West, along with Bus Rapid Transit stations within Fairbourne Station. The project includes the installation of water, sewer, power and other utility improvements for the future development of new buildings. The project also includes the installation of landscape and street light improvements.

Stapp Construction was the lowest responsible bidder. It is recommended that the project be awarded to Stapp Construction.

RECOMMENDATION:

Award the contract to Stapp Construction in the amount of \$2,454,309.45, and authorize the Public Works Department to spend no more than \$2,577,000 on the project.

SUBMITTED BY:

Daniel Johnson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AWARDING A CONTRACT TO STAPP
CONSTRUCTION FOR THE FAIRBOURNE STATION
PHASE II ROADWAY AND UTILITY PROJECT.**

WHEREAS, proposals were solicited from qualified contractors to construct roads and utilities for the second phase of the Fairbourne Station Development; and

WHEREAS, Stapp Construction (“Stapp”) submitted the lowest responsible bid for said work; and

WHEREAS, Stapp meets all other requirements of the proposal specifications.

NOW, THEREFORE, BE IT RESOLVED by the West Valley City Council as follows:

1. Stapp Construction is hereby awarded the contract to construct roads and utilities for the second phase of the Fairbourne Station Development.
2. Said contract shall be in an amount not to exceed \$2,577,000.00.
3. The Mayor is hereby authorized to execute a contract with Stapp Construction to perform the work, subject to the final approval of the contract by the City Manager and the City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR


ATTEST:

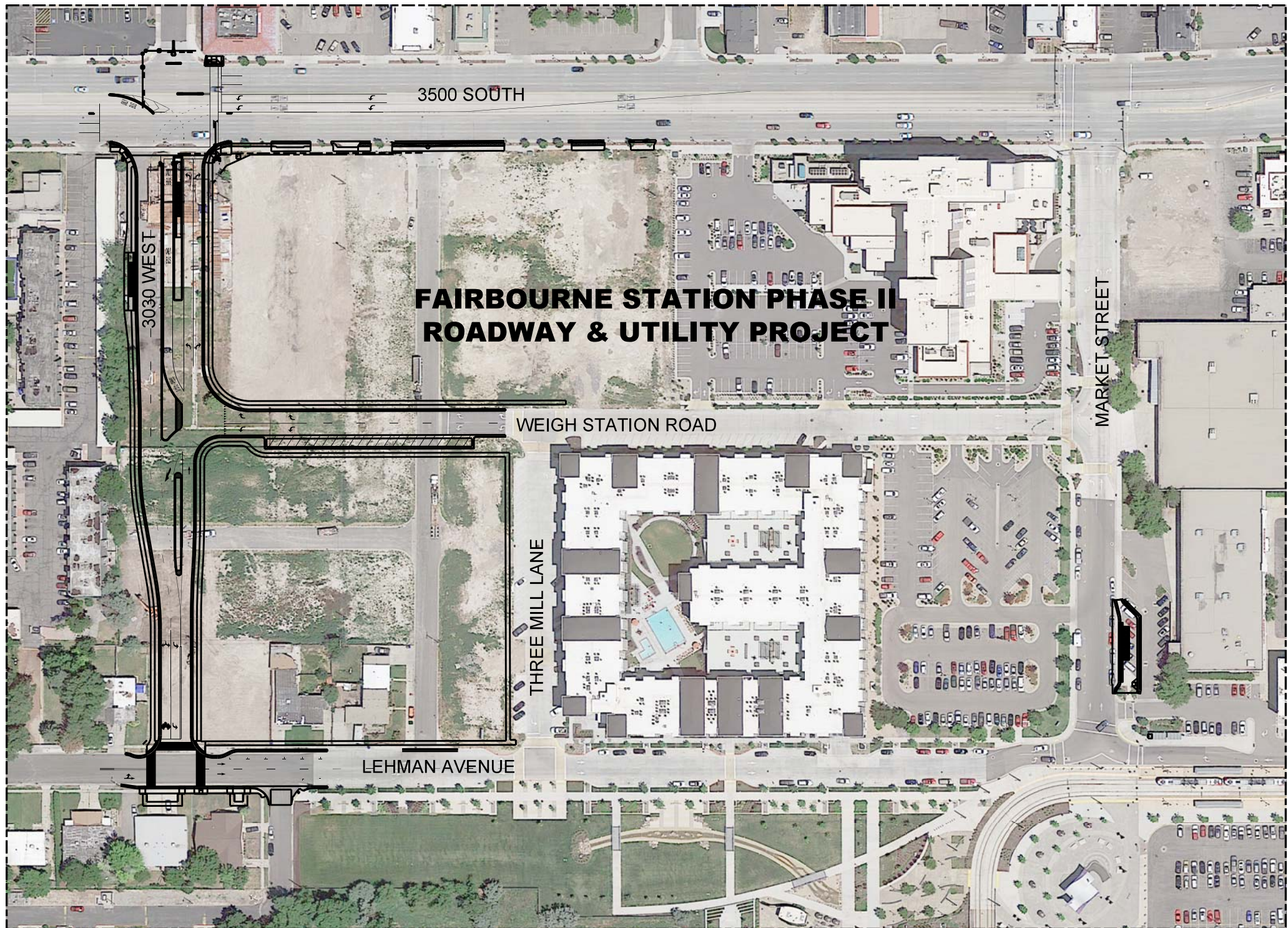
CITY RECORDER

West Valley City, Utah - Bid Tabulation Summary

Fairbourne Station PH 2

Opening Date: May 10, 2016

	Bid Totals	City Provider Preference (1%)	Other Prefs. (Veteran, Safety, Drug Testing, Job Training, Health Insurance, Non-Discrimination) (1%)	Total Bid Evaluation Preference Reduction	Bid Evaluation Total with Preference Reduction (Used Only for Determination of Low Bidder)
Engineer's Estimate	\$ 2,424,535.19				
Response 1		\$0.00	(\$24,543.09)		
Stapp Construction	\$ 2,454,309.45	0%	-1%	(\$24,543.09)	\$2,429,766.36
Response 2		\$0.00	(\$25,119.43)		
Vancon, Inc.	\$ 2,511,942.80	0%	-1%	(\$25,119.43)	\$2,486,823.37
Response 3		\$0.00	\$0.00		
Condie Construction	\$ 2,707,000.00	0%	0%	\$0.00	\$2,707,000.00



3500 SOUTH

**FAIRBOURNE STATION PHASE II
ROADWAY & UTILITY PROJECT**

3030 WEST

MARKET STREET

WEIGH STATION ROAD

THREE MILL LANE

LEHMAN AVENUE

Item: _____
Fiscal Impact: \$75,000
Funding Source: RDA
Account No: 22-6879-40750-00000-0000
Budget Opening Required: Yes

ISSUE:

Purchase Traffic Signal Equipment from UDOT – 3030 West 3500 South

SYNOPSIS:

Traffic Signal Equipment purchase from UDOT for the Fairbourne Station Phase II Roadway Project

BACKGROUND:

As part of the Fairbourne Station Phase II Roadway and Utility Project a new traffic signal will be built at 3030 West 3500 South. The new signal will be owned and maintained by UDOT. Per the proposed road construction contract at Fairbourne Station, West Valley City will provide the traffic signal equipment to the contractor for installation. UDOT runs a warehouse that furnishes signal equipment to state road projects.

This city council action authorizes the Public Works Department to issue a purchase order to UDOT for traffic signal equipment, not to exceed \$75,000.

RECOMMENDATION:

Authorize the Public Works Department to purchase traffic signal equipment from UDOT in an amount not to exceed \$75,000.

SUBMITTED BY:

Daniel Johnson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PURCHASE OF
TRAFFIC SIGNAL EQUIPMENT FROM UTAH
DEPARTMENT OF TRANSPORTATION FOR THE
FAIRBOUTNE STATION PHASE II ROADWAY PROJECT.**

WHEREAS, as part of the Fairbourne Station Phase II Roadway Project a new traffic signal will be built at 3030 West and 3500 South; and

WHEREAS, the City desires to purchase the traffic signal equipment for the project from the Utah Department of Transportation (“UDOT”); and

WHEREAS, the purchase is being completed through the state furnished materials warehouse to supply UDOT’s proprietary signal equipment since the signal will be owned and maintained by the State of Utah; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the citizens of West Valley City to purchase the traffic signal equipment from UDOT;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. The City is hereby authorized to purchase the traffic signal equipment from UDOT in an amount not to exceed \$75,000.
2. The Mayor and the City Manager are hereby authorized to execute, for and on behalf of the City, any documents necessary to complete said purchase, subject to approval of the final form of the documents by the City Attorney’s Office.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day
of _____, 2016

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

STATE FURNISHED MATERIALS / SIGNAL <small>** Submit orders for signal equipment to the Region Signal Engineer and to sfmaterials@utah.gov</small>						
Commodity Code	Description	Model #	Unit	Order Qty	CONTRACT Unit Price	Amount
TRAFFIC SIGNAL STEEL		Vendor Lead Time: 90-100 days				
55085000401	TYPE A MAST ARM SIGNAL POLE (30' TO 55')	--	EA	1	\$3,335	\$3,335.00
55085000403	TYPE DC 90-DEGREE DUAL CURVED MAST ARM SIGNAL POLE (30' TO 45')	--	EA		\$4,858	
5508500408H	HARDWARE KIT, TYPE A POLE CAP (only if no lum-extension is being used)	--	EA		\$38	
5508500401H	HARDWARE KIT, TYPE A/DC SIGNAL POLE (2 kits required for DC arm)	--	EA	1	\$138	\$138.00
55085000581	POLE BASE PLATE ADAPTER	--	EA		\$1,387	
5508500581H	HARDWARE KIT, POLE BASE PLATE ADAPTER	--	EA		\$112	
55085000411	30' CURVED MAST ARM (Field Cut to 25' if needed)	--	EA		\$1,370	
55085000412	35' CURVED MAST ARM	--	EA		\$1,647	
55085000413	40' CURVED MAST ARM	--	EA		\$1,780	
55085000414	45' CURVED MAST ARM	--	EA	1	\$2,002	\$2,002.00
5508500413H	HARDWARE KIT, 35/40' CURVED MAST ARM	--	EA		\$10	
5508500411H	HARDWARE KIT, 30/45' CURVED MAST ARM	--	EA	1	\$10	\$10.00
55085000415	50' CURVED MAST ARM END SECTION	--	EA		\$1,877	
55085000416	55' CURVED MAST ARM END SECTION	--	EA		\$1,877	
55085000417	50/55' MAST ARM BASE SECTION	--	EA		\$1,037	
55085000415H	HARDWARE KIT, 50' CURVED MAST ARM	--	EA		\$1,037	
55085000417H	HARDWARE KIT, 55' CURVED MAST ARM	--	EA		\$18	
55085000504	TYPE B MAST ARM SIGNAL POLE (60' TO 75')	--	EA	2	\$3,035	\$6,070.00
5508500508H	HARDWARE KIT, TYPE B POLE CAP (only if no lum-extension is being used)	--	EA		\$63	
5508500501H	HARDWARE KIT, TYPE B SIGNAL POLE	--	EA	2	\$89	\$178.00
55085000518	60' STRAIGHT MAST ARM BASE SECTION	--	EA	1	\$2,337	\$2,337.00
55085000519	65' STRAIGHT MAST ARM BASE SECTION	--	EA	1	\$2,668	\$2,668.00
55085000521	70' STRAIGHT MAST ARM BASE SECTION	--	EA		\$3,225	
55085000522	75' STRAIGHT MAST ARM BASE SECTION	--	EA		\$3,225	
5508500520H	HARDWARE KIT, 60'-75' MAST ARMS	--	EA	2	\$61	\$122.00
55085000520	60'-75' MAST ARM END SECTION	--	EA	2	\$1,226	\$2,452.00
STREET LIGHTING		Vendor Lead Time: 90-100 days				
55085000472	25' LUMINAIRE EXTENSION / TYPE A MAST POLE (2'-6")	--	EA		\$688	
55085000474	30' LUMINAIRE EXTENSION / TYPE A MAST POLE (7'-6")	--	EA		\$707	
55085000476	40' LUMINAIRE EXTENSION / TYPE A MAST POLE (17'-6")	--	EA	1	\$746	\$746.00
55085000475	40' LUMINAIRE EXTENSION / TYPE B MAST POLE (12'-6")	--	EA	2	\$723	\$1,446.00
5508500472H	HARDWARE KIT, SIGNAL POLE LUMINAIRE EXTENSION	--	EA	3	\$11	\$33.00
55085000441	5'6" TRAFFIC/PEDESTRIAN SIGNAL POLE	--	EA	1	\$201	\$201.00
55085000445	11' TRAFFIC/PEDESTRIAN SIGNAL POLE	--	EA	1	\$239	\$239.00
55085000448	15' TRAFFIC/PEDESTRIAN SIGNAL POLE	--	EA	1	\$272	\$272.00
55085000456	BREAKAWAY BASE, TRAFFIC/PEDESTRIAN SIGNAL POLE	--	EA	3	\$157	\$471.00
5508500445H	HARDWARE KIT, TRAFFIC/PEDESTRIAN SIGNAL POLE	--	EA	3	\$55	\$165.00
55085000461	40' HIGHWAY LUMINAIRE POLE (SLIP BASE)	--	EA		\$760	
55085000457	BREAKAWAY BASE, HIGHWAY LUMINAIRE POLE (slip base Poles only)	--	EA		\$258	
5508500464H	HARDWARE KIT, HIGHWAY LUMINAIRE POLE (slip base Poles only)	--	EA		\$74	
5508500458H	HARDWARE KIT, LUMINAIRE POLE CAP (when no arm is being attached)	--	EA		\$19	
5508500461H	HARDWARE KIT, HIGHWAY LUMINAIRE ARM (arm connection kit for Hwy Light Pole only)	--	EA		\$32	
55085000467	VERTICAL LUMINAIRE EXTENSION 5'-6" (90deg adapter off extension)	--	EA		\$251	
2857610763	VERTICAL LUMINAIRE ADAPTER	HOR-6	EA		\$100	
55085000465	10' LUMINAIRE ARM	--	EA		\$430	
55085000466	15' LUMINAIRE ARM	--	EA	3	\$445	\$1,335.00
55085000432	10' DUAL LUMINAIRE ARM	--	EA		\$1,057	
55085000435	15' DUAL LUMINAIRE ARM	--	EA		\$1,157	
28576394402	LED LUMINAIRE A, TYPE III, MV, PC (equivalent to MV 250 W HPS)	RX1803NA5RNSN	EA		\$425	
28576394404	LED LUMINAIRE B, TYPE III, MV, PC (equivalent to MV 400 W HPS)	RX21283NA5RNSN	EA	3	\$525	\$1,575.00
28576394410	LED HWY LUM. A, TYPE III, 480V, NO PhotoCell (equivalent to 480V / 250W HPS)	RX180B3NB5NNSN	EA		\$425	
28576394413	LED HWY LUM. B, TYPE II, 480V NO PhotoCell (equivalent to 480V / 400W HPS)	RX2128B2NB5NNSN	EA		\$525	
28576394418	PHOTOCELL, TWIST-LOCK 480v, 12yr	6394L	EA		\$28	
28576394420	PHOTOCELL, TWIST-LOCK (Multi-Voltage) 12yr	6390L-BK	EA		\$25	
BOLTS & POWDER COATING		Lead Time: 90-100 days (Steel), 7 days (Powder Coating)				
55085000378	1" DIA. X 36" ANCHOR BOLT W/ HARDWARE (Light Poles, Ped Poles)	--	EA	12	\$14	\$168.00
55085000379	2" DIAMETER X 66" ANCHOR BOLT W/ HARDWARE (Signal Poles)	--	EA	12	\$104	\$1,248.00
-----	*** EXTRA CHARGE TO POWDER COAT FINISH ALL STEEL ITEMS		LUMP		(Varies)	\$4,448.00
CABINETS & CONTROLLERS		Lead Time: 4-6 weeks (Electronics), 2-3 months (Cabinets)				
55081000444	ECONOLITE COBALT CONTROLLER / TYPE-1 NEMA, B&W, No Touch	COB1010011	EA	1	\$1,980	\$1,980.00
	INTELIGHT MAXTIME X3 CONTROLLER / TYPE-1 NEMA	--	EA		\$2,185	
	SD MEMORY CARD, 2gb (Included w/ COBALT Controllers)	COBSD2GBEHMC	EA	1	\$60	\$60.00
55081000608	MMU / RENO	MM-1600-GE	EA		\$902	
55081000607	MMU / EDI	MMU-2	EA	1	\$950	\$950.00
55081000488	ECONOLITE CABINET ASSEMBLY, TS-2 SIZE 6 (Does not include MMU or Controller)		EA	1	\$6,700	\$6,700.00
	PEEK CABINET ASSEMBLY, TS-2 SIZE 6 (Does not include MMU or Controller)		EA		\$6,995	
RADAR DETECTION		Vendor Lead Time: 30-45 days				
55082000015	ADVANCE SENSOR / EXTENDED RANGE	wx-ss-200e	EA	2	\$4,350	\$8,700.00
55082000032	MATRIX STOPBAR SENSOR	wx-ss-225	EA	3	\$3,885	\$11,655.00
55082000080	SENSOR MOUNT	wx-ss-611	EA	5	\$185	\$925.00
55082000043	100' MATRIX CABLE W/ CONNECTOR	wx-ss-704-100	EA		\$363	
55082000045	1,000' SPOOL - BULK MATRIX CABLE	wx-ss-705	EA	1	\$900	\$900.00
	BURIED SERVICE SPLICING KIT (Ura Seal Epoxy Canister)	CK-200-BS	EA		\$12.35	
55082000054	IN-POLE SPLICE BOX	wx-ss-710	EA	5	\$146	\$730.00
55082000067	MATRIX / 2 SENSOR BACKPLATE (use when deploying 1 or 2 radar units)	wx-ss-b01-003	EA		\$1,225	
55082000164	4 CHANNEL RACK CARD (Click-114)	wx-clk-114	EA		\$360	
55082000166	CLICK-650 RADAR INTERFACE UNIT (use when deploying 3 or 4 radar units)	sdic-Interface	EA	2	\$2,595	\$5,190.00
SIGNAL HEADS / LED'S		Vendor Lead Time: 60 days (Program heads), 30 days (Peds), 7 days (Tape)				
55088380602	LED MODULE - RED BALL / 15yr Warranty	--	EA		\$36.75	
55088380604	LED MODULE - YELLOW BALL / 15yr Warranty	--	EA		\$40	
55088380606	LED MODULE - GREEN BALL / 15yr Warranty	--	EA		\$37.50	
55088380608	LED MODULE - RED ARROW / 15yr Warranty	--	EA		\$40.50	

Vendor	Contract	Exp-Date	Desired Stock	Re-Order Threshold
Valmont	MA-507	16-Sep-18	75	50
**	**	**	4	3
**	**	**	35	23
**	**	**	75	50
Union Metal	MA-505	16-Sep-18	20	13
**	**	**	20	13
Valmont	MA-507	16-Sep-18	12	8
**	**	**	12	8
**	**	**	12	8
**	**	**	12	8
**	**	**	25	17
**	**	**	25	17
**	**	**	12	8
**	**	**	12	8
**	**	**	25	17
**	**	**	15	10
**	**	**	15	10
Union Metal	MA-505	16-Sep-18	35	23
**	**	**	36	24
**	**	**	40	26
**	**	**	15	10
**	**	**	15	10
**	**	**	12	8
**	**	**	12	8
**	**	**	30	20
**	**	**	25	17
Valmont	MA-507	16-Sep-18	8	5
**	**	**	20	13
**	**	**	30	20
**	**	**	20	13
**	**	**	75	50
**	**	**	30	20
**	**	**	50	33
**	**	**	40	26
**	**	**	120	79
**	**	**	120	79
**	**	**	50	33
**	**	**	60	40
**	**	**	60	40
**	**	**	20	13
**	**	**	50	33
**	**	**	8	5
**	**	**	8	5
Valmont	MA-507	16-Sep-18	20	13
**	**	**	60	40
**	**	**	5	3
**	**	**	5	3
Min-States	149589	29-Oct-16	35	23
**	**	**	50	33
**	**	**	35	23
**	**	**	50	33
**	**	**	25	17
**	**	**	25	17
Union Metal	MA-505	16-Sep-18	350	231
**	**	**	350	231
Valmont	PD-381	30-Apr-18	--	--
Econolite	159755	5-Apr-20	25	17
Intelight	PD-690	26-Jul-24	8	5
Econolite	159755	5-Apr-20	Ships w-Cobalt	
AM Signal	PD-597	9-Jan-19	35	23
PEEK	169751	15-Nov-20	35	23
Econolite	169750	15-Nov-20	25	17
PEEK	169751	15-Nov-20	25	17
Summit	PA-684	27-Nov-18	60	40
**	**	**	150	99
**	**	**	200	132
**	**	**	200	132
**	**	**	3	2
**	**	**	200	132
DO NOT RESTOCK THIS ITEM				
DO NOT RESTOCK THIS ITEM				
**	**	**	20	13
**	**	**	80	53
Dialight	MA-828	19-Aug-19	500	330
**	**	**	500	330
**	**	**	500	330
**	**	**	200	132

Commodity Code	Description	Model #	Unit	Order Qty	CONTRACT Unit Price	Amount
55088380610	LED MODULE - YELLOW ARROW / 15yr Warranty	--	EA		\$43.50	
55088380612	LED MODULE - GREEN ARROW / 15yr Warranty	--	EA		\$41.50	
55088000380	PED SIGNAL MODULE WITH COUNTDOWN, 9" LED		EA		\$88	
55088370306	TALON ASTRO BRACKET ASSEMBLY, 3-SECTION STANDARD	AB-0617-3-96PNC	EA		\$141	
55088370308	TALON ASTRO BRACKET ASSEMBLY, 4-SECTION STANDARD	AB-0617-4-96PNC	EA		\$148	
	12" VISOR, ALUMINUM TUNNEL (Yellow)		EA		\$24	
	12" VISOR, ALUMINUM BALLCAP STYLE (Yellow)		EA		\$24	
05576300015	2" RETROREFLECTIVE TAPE, YELLOW (150' roll)	4081 FLR Yellow	EA		\$80	
55088370431	LOUVERED BACKPLATE w-2" TAPE / 1-section (McCaIn)	--	EA		\$35	
	LOUVERED BACKPLATE w-2" TAPE / 3-section (McCaIn)	--	EA		\$53	
	LOUVERED BACKPLATE w-2" TAPE / 4-section (McCaIn)	--	EA		\$56	
55088000369	POLYMER PED CLAMSHELL, RIGHT-MOUNT, BLACK (Shell only - no LED)		EA		\$137	
	POLYMER PED CLAMSHELL, LEFT-MOUNT, BLACK (Shell only - no LED)	--	EA		\$137	
55088370522	POLYMER SIGNAL HEAD / 1-section		EA		\$93	
	POLYMER SIGNAL HEAD / 3-section	--	EA		\$200	
	POLYMER SIGNAL HEAD / 4-section	--	EA		\$263	
	POLYMER SIGNAL HEAD / 5-section (Includes tri-stud arm)	--	EA		\$353	
	POLYMER SIGNAL HEAD / HAWK	--	EA		\$278	
	POLYMER SIGNAL HEAD / Dual-Red	--	EA		\$355	
55088370411	ALUMINUM SIGNAL HEAD / 3-section (Maintenance Use Only !)	--	EA		\$200	
55088370415	ALUMINUM SIGNAL HEAD / 4-section (Maintenance Use Only !)	--	EA		\$260	
55088370420	ALUMINUM SIGNAL HEAD / 5-section (Maintenance Use Only / Includes Tri-Stud Arms)	--	EA		\$309	
55088370316	GOOSENECK SIGNAL HEAD ELBOW CONNECTOR	--	EA		\$90	
	McCAIN TYPE-1 PROGRAMMABLE HEAD	McCaIn	EA		\$2,281	
	McCAIN TYPE-3 PROGRAMMABLE HEAD	McCaIn	EA		\$2,299	
	McCAIN TYPE-4 PROGRAMMABLE HEAD	McCaIn	EA			
	** Additional Equipment & Parts Available For Prgm-Heads - See Contract Documents.					
PEDESTRIAN PUSHBUTTONS			Vendor Lead Time: 30-45 days			
	NAVIGATOR / 2-WIRE AUDIBLE PED BUTTON ASSEMBLY (Power from cabinet)		EA		\$346	
	NAVIGATOR / 2-WIRE CONTROL UNIT (1 Unit Per Intersection)		EA		\$2,310	
55080580371	NAVIGATOR / 4-WIRE AUDIBLE BUTTON _ 1 PAIR (Power from Ped Head)		EA		\$1,163	
	9x12 PEDESTRIAN FRAME (Frame only - no sign or button)		EA		\$61	
	PIEZO PEDESTRIAN BUTTON ONLY		EA		\$75.25	
55080580376	9 X 12 REVERSIBLE PEDESTRIAN SIGN		EA		\$12.75	
	STANDOFF BRACKET FOR 4" PED POLES (1 pair, for 2 buttons)		EA		\$12.75	
SERVICE PEDESTALS / BATTERY BACKUP						
55089000423	(New) DUAL METER SIGNAL PEDESTAL w/ DISCONNECT	--	EA		\$2,166	
55089000421	(Old Spec) - SIGNAL & LIGHTING PEDESTAL (For Maintenance Use Only !)	--	EA		\$950	
55089000414	MYERS - LARGE FREEWAY LIGHTING PEDESTAL	--	EA		\$5,957	
55089000416	MYERS - STANDARD FREEWAY LIGHTING PEDESTAL	--	EA		\$4,547	
	BLUE EARTH - 170 UPS STEALTH INVERTER / CHARGE CONTROLLER		EA		\$2,540	
	500W BATTERY PACK ** Typically Need (2) Per Intersection / (NOT KEPT IN STOCK)		EA		\$2,665	
DISCONTINUED ITEMS W/ STOCK ON HAND (Remaining Stock Only - Call Warehouse To Verify Availability)						
55082000065	WAVETRONIX 1 SENSOR BACKPLATE, MATRIX	wx-ss-b01-001	EA		\$799	
55080100610	711 ONE CHANNEL, ONE DIRECTION DETECTOR		EA		\$427.30	
55080100608	721 ONE CHANNEL, TWO DIRECTION DETECTOR		EA		\$485.84	
55080100612	722 TWO CHANNEL, TWO DIRECTION DETECTOR		EA		\$677.80	
55080100614	752 TWO CHANNEL PHASE SELECTOR		EA		\$1,758.75	
55080100616	754 FOUR CHANNEL PHASE SELECTOR		EA		\$2,751	
55080100600	OPTICOM DETECTOR MOUNT	AB-0163-45	EA		\$31	
55085000458	30' HIGHWAY LUMINAIRE POLE (SLIP BASE)		EA		\$746	
STATE FURNISHED MATERIALS TOTAL:						\$69,449.00

Vendor	Contract	Exp-Date	Desired Stock	Re-Order Threshold
**	**	**	200	132
**	**	**	200	132
**	**	**	300	198
			300	198
			100	66
**	**	**	30	20
**	**	**	30	20
DO NOT RESTOCK THIS ITEM				
AM Signal	169755	15-Nov-20	12	8
**	**	**	40	26
**	**	**	25	17
**	**	**	30	20
**	**	**	30	20
**	**	**	12	8
**	**	**	300	198
**	**	**	100	66
**	**	**	50	33
**	**	**	12	8
**	**	**	12	8
**	**	**	8	5
**	**	**	3	2
**	**	**	3	2
			10	7
AM Signal	PD-382	18-Feb-18	2	1
**	**	**	2	1
**	**	**	2	1
**	**	**	2	1
ATP	129301	19-Mar-17	32	21
**	**	**	8	5
**	**	**	32	21
**	**	**	200	132
**	**	**	300	198
**	**	**	300	198
**	**	**	200	132
Meyers	159726	14-Feb-20	6	4
DO NOT RESTOCK THIS ITEM				
Wesco	149533	31-Jul-18	2	1
**	**	**	5	3
Blue Earth	169754	15-Nov-20	10	7
---ITEM NOT KEPT IN STOCK---				

Item: _____
Fiscal Impact: \$0
Funding Source: _____
Account #: _____
Budget Opening Required: No

ISSUE:

Grant of Temporary Construction Easement

SYNOPSIS:

A Grant of Temporary Construction Easement to Ralph L. Wadsworth/Staker Parsons (RLW/SPC) Joint Venture

BACKGROUND:

West Valley City owns property immediately adjacent to the Mountain View Corridor near the USANA Amphitheater parking lots. The property was recently unencumbered from a parking easement to enable use of the land for a more favorable trail alignment parallel to the new highway. UDOT's contractor has requested use of the land for staging material, and potential use of some of the material in the hillside property. This grant of easement will allow the contractor to use the property, and gives direction on how the property is to be left after the work is complete. The new Shared Use Path will now be diverted through the city property in an "S-curve" shape, but will be in a cut with upward slopes on either side. By allowing the contractor to use some of the existing material, the city will benefit with the trail having a more open feel with flatter slopes and a more natural shape on either side of the trail.

RECOMMENDATION:

Execute the Grant of Temporary Construction Easement

SUBMITTED BY:

Daniel Johnson, City Engineer

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY TO GRANT A
TEMPORARY CONSTRUCTION EASEMENT TO RALPH L.
WADSWORTH/STAKER PARSONS (RLW/SPC) JOINT
VENTURE ON PARCEL 20-11-302-003.**

WHEREAS, West Valley City owns property immediately adjacent to the Mountain View Corridor near USANA Amphitheater parking lots (herein “the Property”); and

WHEREAS, the Utah Department of Transportation (“UDOT”) agreed to realign a recreational trail through the Property; and

WHEREAS, the Property was recently unencumbered from a parking easement to enable the construction of the trail by UDOT; and

WHEREAS, UDOT’s contractor requires access to the Property to construct the trail; and

WHEREAS, the City Council of West Valley City, Utah does hereby determine that it is in the best interests of the health, safety and welfare of the citizens of West Valley City to grant said Temporary Construction Easement;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of West Valley City, Utah, that the Mayor is authorized to grant said Grant of Temporary Construction Easement and the City Recorder is authorized to record said Easement for and in behalf of West Valley City upon final approval of the City Manager and City Attorney’s Office.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED MAIL TO:

West Valley City Recorder's Office
3600 South Constitution Blvd.
West Valley City, Utah 84119

Parcel # 20-11-302-003

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

For valuable consideration, receipt whereof is hereby acknowledged, WEST VALLEY CITY, GRANTOR, hereby grants and conveys to GRANTEE, a TEMPORARY CONSTRUCTION EASEMENT over and through GRANTOR'S land for construction and replacement of improvements, said easement being described as follows:

A tract of land located in the Southwest Quarter of Section 11, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Beginning at the most northerly point of EASEMENT 5 (GENERAL PARKING) as described in that certain PARKING EASEMENT AGREEMENT, recorded as Entry No. 11289092 in the office of the Salt Lake County Recorder, said point also being 1920.00 feet N 89°35'27" W and 1,661.94 feet N 00°24'33" East from the South Quarter Corner of Section 11, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence S 15°57'52" E 150.84 feet; thence S 30°21'50" E 160.00 feet; thence S 36°47'51" E 220.00 feet; thence S 1°04'31" E 180.00 feet; thence S 21°34'19" W 160.00 feet; thence S 89°45'09" W 45.00 feet; thence N 41°03'58" W 250.00 feet; S 78°52'12" W 110.05 feet to the westerly boundary of West Ridge Commerce Park Phase 4, according to the official plat as recoded in Book 2008P at page 179 in the office of the Salt Lake County Recorder; thence 254.43 feet along said westerly boundary and along a non-tangent curve to the left having a radius of 3859.80 feet (chord bears N 14°07'03" W 254.38 feet) to the southeasterly right-of-way line and non-access line of the Mountain View Corridor, UDOT Project No. MP-0182(6); thence N 25°45'21" E 415.54 feet along said right-of-way line and non-access line a point on the westerly right-of-way line of Upper Ridge Road, said point being the POINT OF BEGINNING.

The above described tract encompasses 4.200 acres (182,963 sq. ft.), more or less.

1. GRANTEE shall construct all improvements pursuant to the plans, drawings, and specifications approved by the Utah Department of Transportation and GRANTOR. GRANTEE shall leave GRANTOR's property in a clean condition that appears to be natural hillside grades around the new shared use path constructed through GRANTOR's property. The natural hillside grades shall be shaped such that cut or fill slopes on disturbed areas are not steeper than 2:1 and tops and ends of slopes are rounded to mirror natural conditions. Disturbed areas shall be stabilized by GRANTEE against erosion damage. Further, GRANTEE shall remove all equipment, debris, and unused material from GRANTOR's property on or prior to the expiration of this easement as set forth in Section 4.
2. GRANTEE agrees to indemnify, defend, and hold the GRANTOR harmless from and against damages and expenses, including reasonable court costs and attorney's fees, by reason of any claim made or liability imposed against the GRANTOR for damages because of bodily injury, death, and/or property damages, intellectual property or otherwise, resulting from the activities of GRANTEE on this easement.
3. GRANTEE will maintain insurance coverage during the use of this easement in accordance with the requirements of the Utah Department of Transportation.
4. This easement shall automatically terminate on December 31, 2017, unless otherwise extended in writing by the GRANTORS.

WITNESS the hand of said GRANTOR, this ____ day of _____, _____.

GRANTOR: _____

By: _____

Title: _____

State of _____)

:ss

County of _____)

On the ____ day of _____, _____, personally appeared before me _____, who affirmed that he / she is the [title] _____ of _____, a _____, and that this Grant of Temporary Construction Easement was signed by him / her in behalf of said

_____ by authority of its bylaws or
of a resolution of its board of directors, and he / she acknowledged to me that said
_____ executed the same.

NOTARY PUBLIC

GRANTEE: _____

By: _____

Title: _____

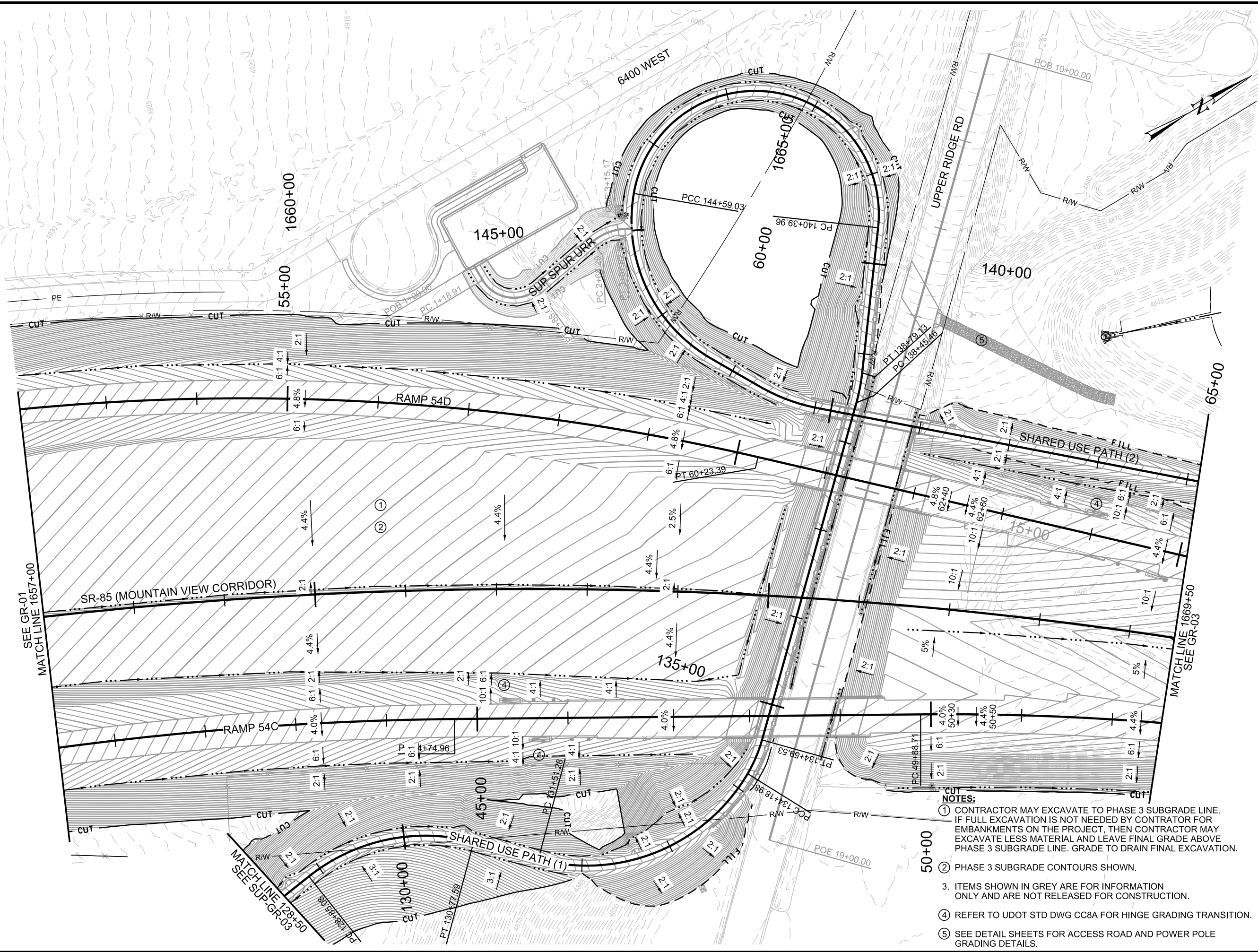
State of _____)
:ss

County of _____)

On the _____ day of _____, _____, personally appeared before me
_____, who affirmed that he / she is the [title]
_____ of _____,
a _____, and that this
Grant of Temporary Construction Easement was signed by him / her in behalf of said
_____ by authority of its bylaws or
of a resolution of its board of directors, and he / she acknowledged to me that said
_____ executed the same.

NOTARY PUBLIC





- NOTES:**
- ① CONTRACTOR MAY EXCAVATE TO PHASE 3 SUBGRADE LINE. IF FULL EXCAVATION IS NOT NEEDED BY CONTRACTOR FOR EMBANKMENTS ON THE PROJECT, THEN CONTRACTOR MAY EXCAVATE LESS MATERIAL AND LEAVE FINAL GRADE ABOVE PHASE 3 SUBGRADE LINE. GRADE TO DRAIN FINAL EXCAVATION.
 - ② PHASE 3 SUBGRADE CONTOURS SHOWN.
 - 3. ITEMS SHOWN IN GREY ARE FOR INFORMATION ONLY AND ARE NOT RELEASED FOR CONSTRUCTION.
 - ④ REFER TO UDOT STD DWG CC8A FOR HINGE GRADING TRANSITION.
 - ⑤ SEE DETAIL SHEETS FOR ACCESS ROAD AND POWER POLE GRADING DETAILS.

PROJECT		MVC: 5400 SOUTH TO 4100 SOUTH		UTAH DEPARTMENT OF TRANSPORTATION MICHAEL BAKER INTERNATIONAL			
		SEGMENT 6					
PROJECT NUMBER	S-0085(5)0		PIN	8314	APPROVED	DRAWN BY	SD
	GRADING						
SHEET NO. GR-02					5/9/2016		
					DATE		
					PROFESSIONAL ENGINEER		
					JDB		

100% REVIEW

NOT FOR CONSTRUCTION

Item #:	
Fiscal Impact:	None
Funding Source:	N/A
Account #:	N/A
Budget Opening Required:	No

ISSUE:

A resolution granting an easement to Rocky Mountain Power in Centennial Park for electrical service to the West Valley City Skate Park.

SYNOPSIS:

The West Valley City Skate Park will need to have additional power to operate the parking lot lights, security lights, security cameras, and irrigation controller. There is not enough power available at the existing power meters in Centennial Park.

BACKGROUND:

Centennial Park's current infrastructure uses the entire capacity of existing power meters and transformers, so the power for the West Valley City Skate Park will need to come from a new service connection, meter, and transformer. Rocky Mountain Power requires an easement from the power pole to the pad where the meter and transformer will be placed, in order to provide this service.

RECOMMENDATION:

City staff recommends approval of the resolution.

SUBMITTED BY:

Kevin Astill, Parks and Recreation Director
Jason Erikson, Assistant Parks and Recreation Director

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING WEST VALLEY CITY
TO GRANT A RIGHT OF WAY EASEMENT IN FAVOR
OF ROCKY MOUNTAIN POWER FOR THE WEST
VALLEY SKATE PARK LOCATED AT 3201 SOUTH 5600
WEST IN CENTENNIAL PARK.**

WHEREAS, as part of the construction of the West Valley Skate Park in Centennial Park, power must be supplied for on-site lighting and utilities; and

WHEREAS, Rocky Mountain Power has requested an easement on a portion of City property located at 3201 South 5600 West, in order to install underground electrical lines to provide the necessary service; and

WHEREAS, an easement entitled "Underground Easement" (the "Easement") has been prepared for execution by West Valley City and recording by the Salt Lake County Recorder; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to grant said Easement to Rocky Mountain Power;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, that the Easement is hereby approved, and that the Mayor is hereby authorized to execute said Easement for and in behalf of West Valley City.

PASSED, APPROVED and MADE EFFECTIVE this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

Return to:
Rocky Mountain Power
Lisa Louder/Chris Carpenter
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: West Valley Skate Park
WO#: 6028592
Assessor Parcel No.: 14-25-300-003

UNDERGROUND EASEMENT

For value received, **West Valley City, a municipal corporation of the State of Utah** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement 20 feet in width and 101 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **Salt Lake** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit A attached hereto and by this reference made a part hereof:

A tract of land for an easement located in the Northwest Quarter of the Northwest Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah, and being more particularly described as follows:

Beginning at a point which is 1024.14 feet South 00°09'31" East along the section line and 53.00 feet North 89°50'29" East from the West Quarter Corner of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, said point also being 7.00 feet South 00°09'31" East from a UDOT Right-of-way Marker (0+752.000) on the east right-of-way line of 5600 West; and running thence North 00°09'31" West 71.00 feet along said east right-of-way line; thence North 89°50'29" East 45.00 feet; thence South 00°09'31" East 20.00 feet; thence South 89°50'29" West 25.00 feet; thence South 00°09'31" East 51.00 feet; thence South 89°50'29" West 20.00 feet to the Point of Beginning. Encompassing 1,920 square feet, more or less.

Together with the right of access to the easement from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the easement clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the easement. Subject to the foregoing limitations, the surface of the easement may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

DATED this ____ day of _____, 2016.

Grantor:

West Valley City, a municipal corporation
of the State of Utah

Ron Bigelow, Mayor

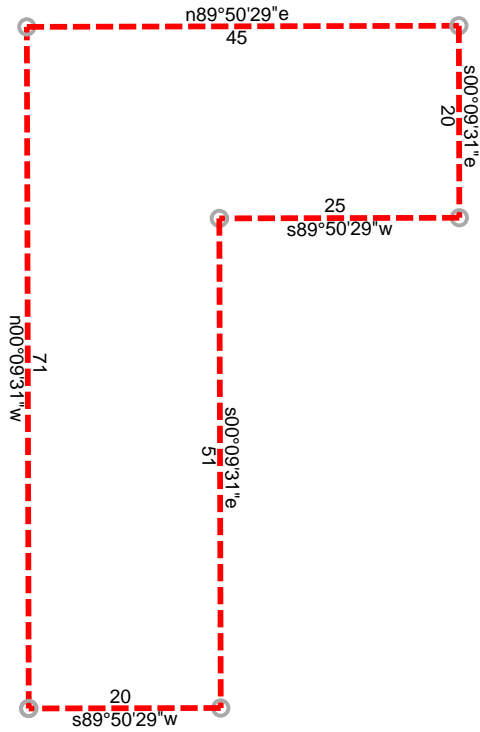
STATE OF UTAH____)
: ss.
County of Salt Lake____)

On this ____ day of _____, 2016, before me, the undersigned Notary Public in and for said State, personally appeared Ron Bigelow, known or identified to me to be the Mayor , the signer of this easement for and in behalf of West Valley City, a municipal corporation of the State of Utah who duly acknowledged to me that said West Valley City executed the same.

Notary Public



5600 West

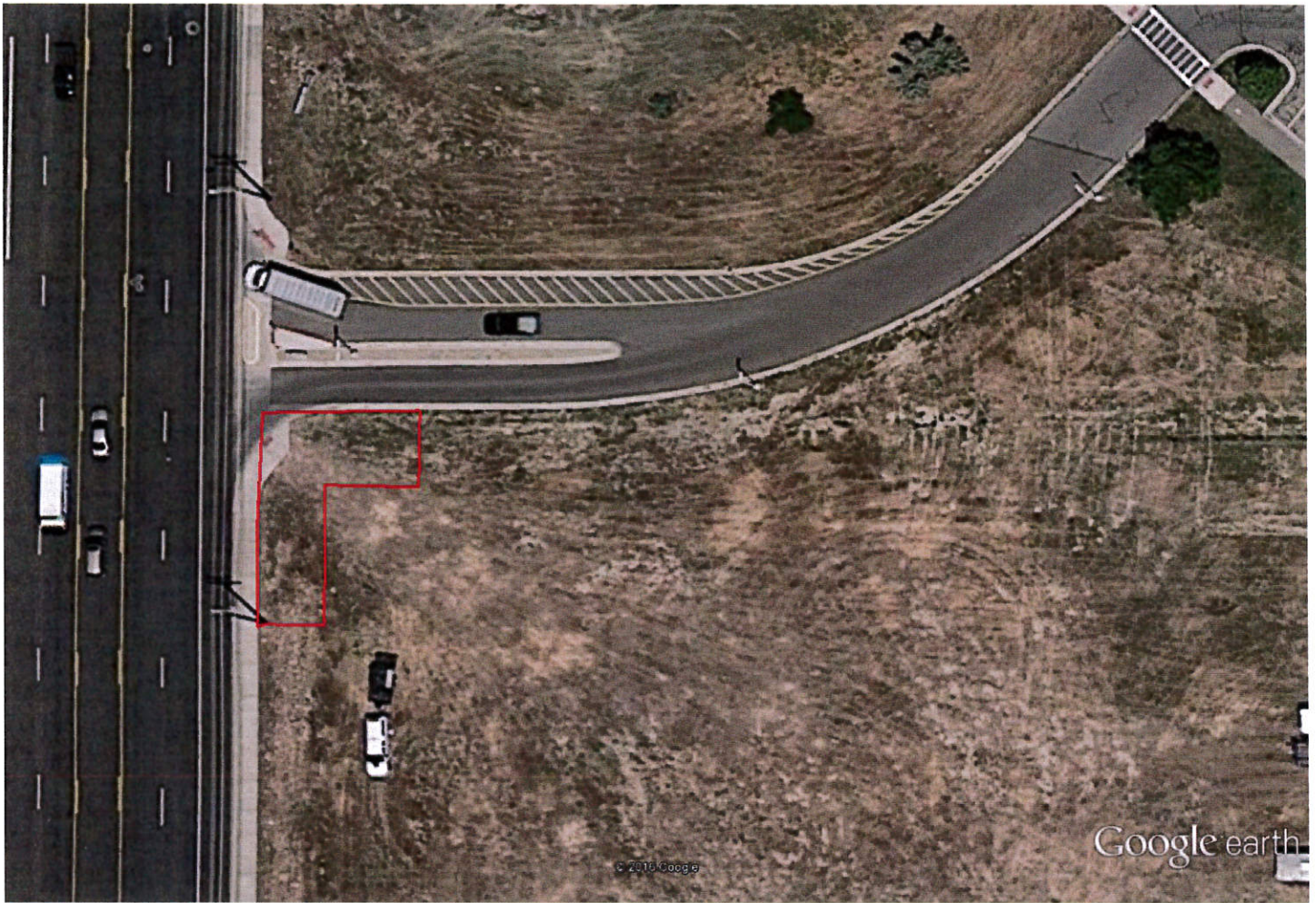


Rocky Mountain Power, Underground Easement, WO#6028592 5/3/2016

Scale: 1 inch= 20 feet File:

Tract 1: 0.0441 Acres (1920 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=232 ft.

01 n00.0931w 71
02 n89.5029e 45
03 s00.0931e 20
04 s89.5029w 25
05 s00.0931e 51
06 s89.5029w 20



Google earth

feet 200
meters 60



Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

A resolution authorizing the City to enter into a delay agreement with HD Magna, LLC.

SYNOPSIS:

This resolution authorizes a delay agreement between the City and HD Magna, LLC to delay the installation of the required landscaping along 5600 West.

BACKGROUND:

On October 26, 2015, VASA Fitness submitted a building permit for a tenant improvement for property owned by HD Magna, LLC. The estimated construction costs for this project totaled approximately \$2,300,000. The property has frontage along 5600 West, which is listed as one of West Valley City's High Image arterials. These frontages have specific landscaping requirements set forth in Chapter 7-13 of the West Valley City Municipal Code. These requirements take effect when any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000. These standards require a 20' bermed landscaped area be constructed between the sidewalk and parking area with one tree every 30'. The site currently has an 11' wide landscaped area so an additional 9' would be required to be installed.

This property is located in the UDOT notice area for the Mountain View Corridor project. Therefore, they received notice of the proposal. They have identified a conflict because this portion of 5600 W. will be widened as early as 2018. Therefore, their recommendation was to delay the improvements until the corridor project is completed. Staff supports this recommendation and has outlined the following delay agreement.

The final construction documents are not complete at this time but it appears that if the 20' of landscaping were added today from the current right-of-way there would be a 5' strip that would remain after the corridor project is complete. Therefore, staff recommends that upon completion of the widening project there shall be at least 5' of landscaping installed west of the sidewalk.

RECOMMENDATION:

City staff recommends approval to the City Council.

SUBMITTED BY:

Jody Knapp, Zoning Administrator



A UDOT Project

LETTER

5400 South to 4100 South
UDOT Project No.: S-0085(5)0

February 9, 2016

Jody Knapp
WEST VALLEY CITY
3600 South Constitution Blvd.
West Valley City, UT 84119-3720

RE: VASA Fitness – Landscaping Improvements (3420 S 5600 W)
Parcel #
Permit #

Dear Jody:

We are in receipt of your e-mail dated 2/4/16, indicating that a land use application has been submitted for landscaping improvements for VASA Fitness.

There are impacts by the Mountain View Corridor, for the widening of 5600 West at 3420 South. The MVC Team will coordinate with West Valley City and the property owner for their building improvements.

Should you have any questions or further needs, please contact me directly by email at lori.utley@hdrinc.com or by telephone at 801-828-2126.

Sincerely,

MOUNTAIN VIEW CORRIDOR

Lori Utley
Office Assistant

Cc: Carlos Braceras, UDOT
Diane Josie, UDOT
Cristina Cibrian, UDOT

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION AND
RECORDING OF A DELAY AGREEMENT BETWEEN WEST
VALLEY CITY AND HD MAGNA, LLC, FOR PROPERTY
LOCATED AT 3420 SOUTH 5600 WEST.**

WHEREAS, HD Magna, LLC, the owner of property at 3420 South 5600 West (hereinafter the “Owner”), wishes to enter into an agreement to delay the installation of required landscaping at said location; and

WHEREAS, West Valley City (hereinafter the “City”) agrees to allow Owner to delay the construction of the landscaping in order to allow time for additional development and provide a more complete and contiguous design of the improvements; and

WHEREAS, an agreement has been prepared for execution by and between the City and Owner, a copy of which is attached hereto and entitled “West Valley City Delay Agreement for Completion of Landscaping” (hereinafter the “Agreement”), which sets forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to execute and record the Agreement between West Valley City and Owner;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. That the Agreement executed by Owner and entitled “West Valley City Delay Agreement for the Completion of Landscaping” is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute the Agreement for and on behalf of West Valley City, subject to approval of the final form of the Agreement by the City Manager and the City Attorney’s Office.
2. That the City Recorder is directed to record the Agreement in the official records of the Salt Lake County Recorder.

PASSED and APPROVED this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Parcel I.D. #: 14-26-476-015

**WEST VALLEY CITY
DELAY AGREEMENT FOR COMPLETION OF LANDSCAPING**

THIS AGREEMENT, (herein "Agreement"), is entered into this _____ day of _____, 2016.

***** PARTIES *****

"OWNER:" HD Magna, LLC
Address: 7108 S. Alton Way, Suite F2
City, State, Zip: Centennial, CO 80112

"CITY:" West Valley City, a Municipal Corporation of the State of Utah
Address: 3600 South Constitution Boulevard
City, State, Zip: West Valley City, Utah 84119

WITNESSETH:

WHEREAS, OWNER has received approval for a development located at 3420 South 5600 West, West Valley City, Utah, more particularly described in Exhibit A to this Agreement; and

WHEREAS, OWNER is required to install additional landscaping and streetscape improvements to meet the requirements of Chapter 7-13 of the West Valley City Municipal Code; and

WHEREAS, development patterns in the vicinity of the development make it impractical

to install the landscaping and streetscape improvements as agreed at this time; and

WHEREAS, CITY and OWNER agree that a delay in installation of the landscaping and streetscape improvements would be mutually beneficial; and

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **TERMS.** CITY agrees to permit OWNER to defer installation of the landscaping and streetscape improvements required by Chapter 7-13 of the West Valley City Municipal Code in accordance with the terms of this Agreement. The landscaping and streetscape improvements shall be installed on the property described in Exhibit A pursuant to the requirements of the West Valley City Municipal Code at the date of execution of this Agreement. OWNER agrees that the landscaping and streetscape improvements are required and agrees to waive any appeal, contest, or challenge to the landscaping and streetscape improvement requirements set forth in the West Valley City Municipal Code, whether generally or as applied to the subject property.
 - 1.1. **ADDITIONAL TERMS.** OWNER shall install landscaping west of the new sidewalk. The amount of landscaping shall be the greater of a) 30' from the existing curb or b) 5' west of the new sidewalk. All landscaping shall comply with the standards established by the West Valley City Municipal Code, including but not limited to Chapter 7-13, and shall include at least one tree per 30' and 50% live plant material.
2. **TIME FOR INSTALLATION.** The installation of the landscaping and streetscape improvements shall be completed within six months of written request sent by CITY to OWNER. Said request may be sent at any time following the execution of this Agreement.
3. **COSTS.** The costs of installation shall be completely borne by OWNER.
4. **PERFORMANCE.** OWNER shall not be relieved of the obligation to install the landscaping and streetscape improvements until the installation is complete to the satisfaction of the CITY.
5. **INDEMNIFICATION.** Should OWNER fail to complete the installation as required by CITY pursuant to the terms of this Agreement or otherwise fail to perform its obligation pursuant to the terms of this Agreement, OWNER recognizes CITY'S right to install the landscaping and streetscape improvements and recover the costs from OWNER as necessary to install the landscaping and streetscape improvements to the CITY'S satisfaction. OWNER hereby grants the CITY a right of entry to install the landscaping and streetscape improvements upon OWNER'S failure to perform under this Agreement.
6. **APPLICABILITY.** Any and all of the obligations of OWNER as outlined in this Agreement shall run with the land described and shall constitute an encumbrance thereon. The rights, duties and obligations herein shall inure to the benefit of and be binding on the heirs, successors-in-interest, assigns, transferees, and any subsequent purchaser of the parties.

7. **ATTORNEY FEES.** In the event that the CITY commences legal action to enforce or interpret any term of this Agreement, CITY shall be entitled to recover from OWNER, reasonable attorney's fees, court costs, and any other costs incurred in connection with said action.
8. **SEVERABILITY.** If any provision of this Agreement is declared invalid by a court of competent jurisdiction, the remaining provisions shall not be affected thereby, but shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

OWNER:

By: _____

Title: _____

State of _____)

:ss

County of _____)

On this _____ day of _____, 2016, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and affirmed that he is the _____ of HD Magna, LLC., a limited liability company, and that said document was signed by him in behalf of said limited liability company by authority of its bylaws or a Resolution of its Board of Directors, and he acknowledged to me that said limited liability company executed the same.

Notary Public

WEST VALLEY CITY:

MAYOR

CITY MANAGER

ATTEST:

CITY RECORDER

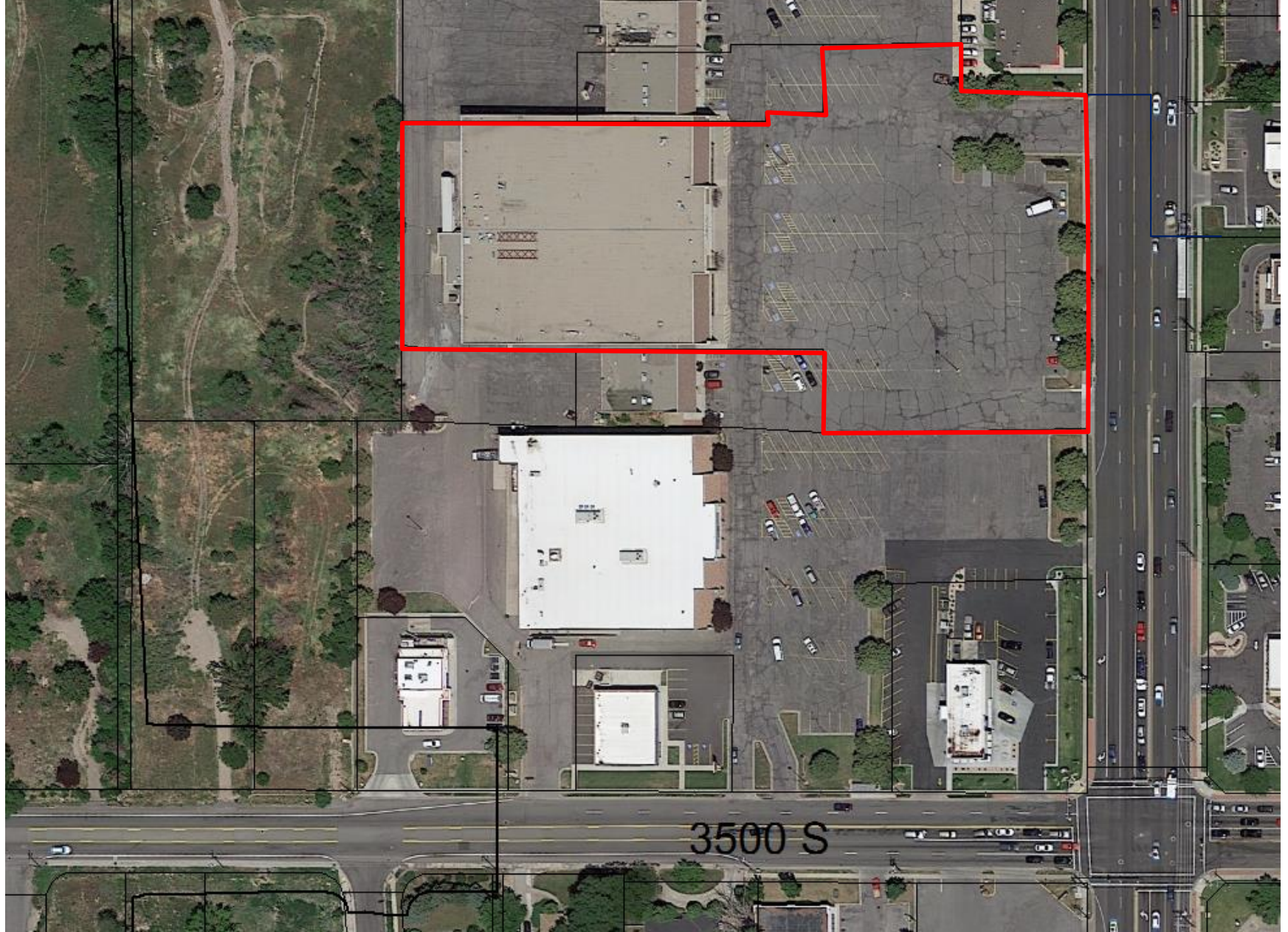
EXHIBIT A

SUBJECT PROPERTY

PARCEL: 14-26-476-015

BEG N 0°09'50" W 354.24 FT & S 89°50'10" W 53 FT FR SE COR SEC 26, T 1S, R 2W, S L M; S 89°50'10" W 170 FT; N 0°09'50" W 2.5 FT; S 89°50'10" W 59.5 FT; N 0°09'50" W 72.88 FT; S 89°50'10" W 217.38 FT; S 0°08'47" E 5 FT; S 89°50'10" W 113.12 FT; N 0°09'50" W 5 FT; S 89°50'10" W 40 FT; N 0°09' 50" W 200 FT; N 89°50'10" E 321 FT; N 0°09'50" W 7.12 FT; N 89°50'10" E 49.5 FT; N 0°09'50" W 60 FT; N 89°50'10" E 119 FT; S 0°09'50" E 49.5 FT; N 89°50'10" E 110.5 FT; S 0°09'50"E 293 FT TO BEG. 3.4 AC M OR L 5478-2342 5607-1613 9622-3166

3.40 ACRES



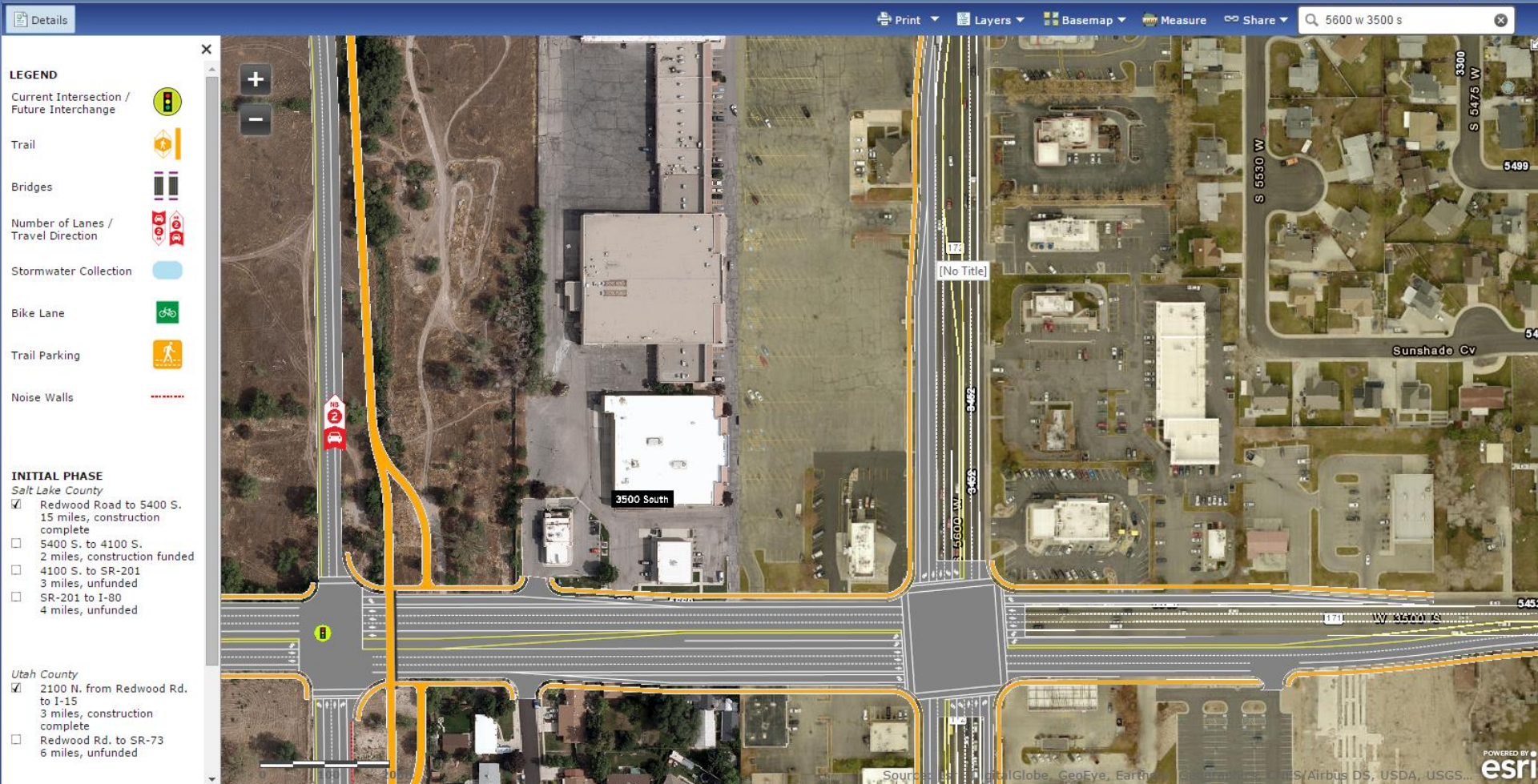
VASA Fitness – 3420 S. 5600 W.



VASA Fitness – 3420 S. 5600 W.

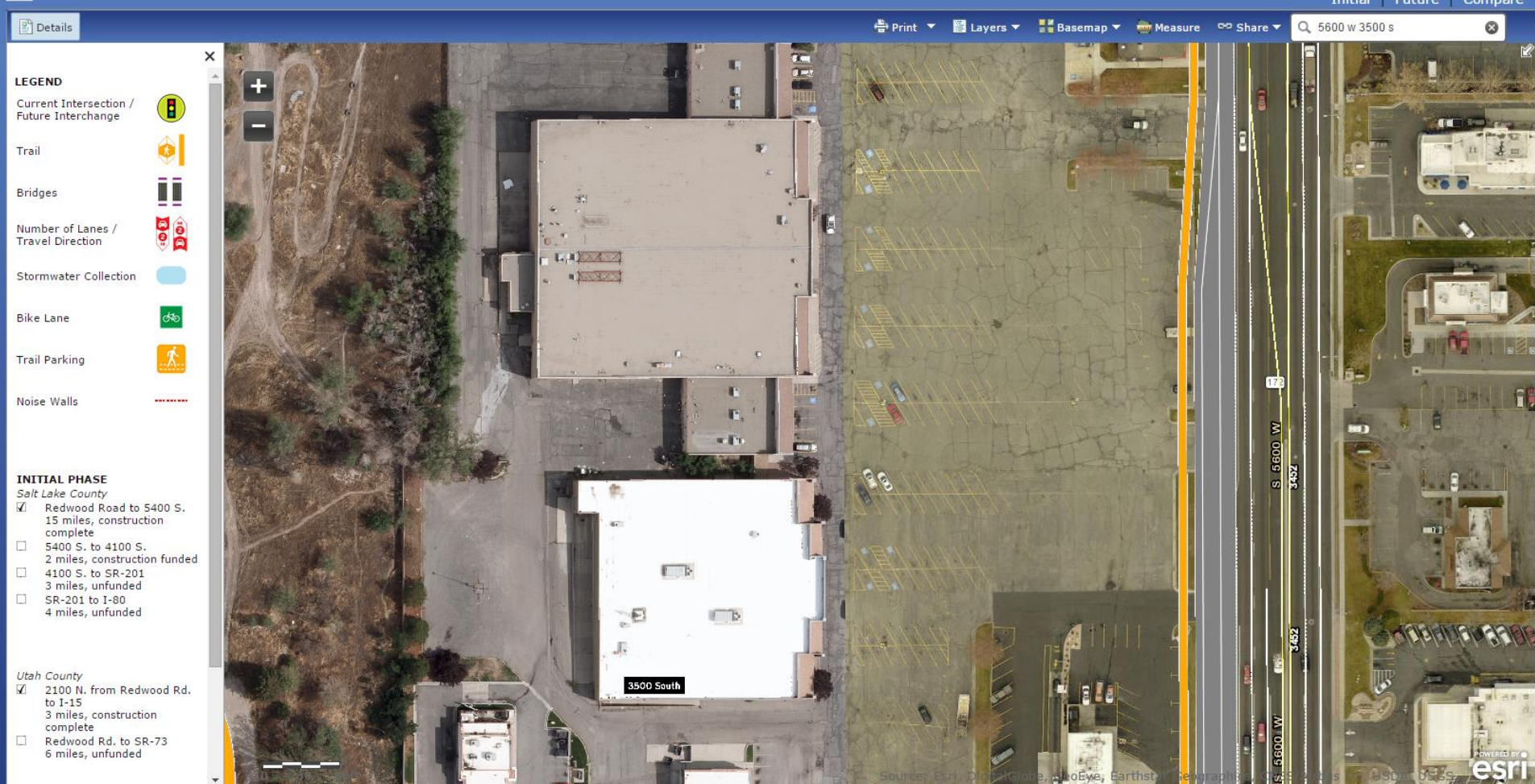
Mountain View Corridor - Initial Construction

Initial | Future | Compare

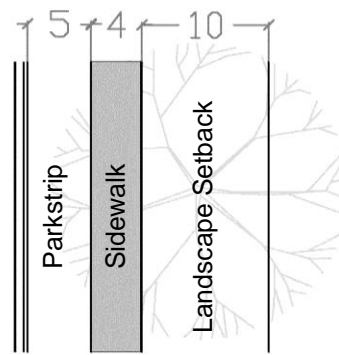


VASA Fitness – 3420 S. 5600 W.

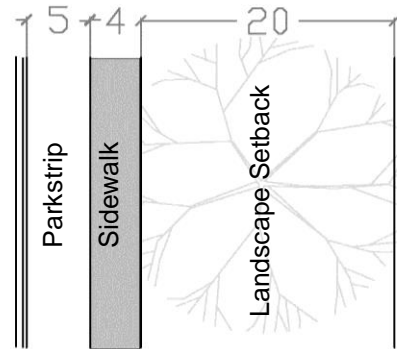
Mountain View Corridor - Initial Construction



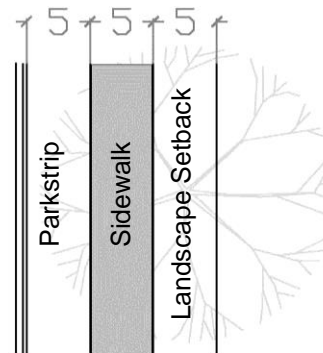
VASA Fitness – 3420 S. 5600 W.



Existing



Required



Future

VASA Fitness – 3420 S. 5600 W.

Item: _____

Fiscal Impact: _____ N/A

Funding Source: _____ N/A

Account #: _____ N/A

Budget Opening Required: ☐

ISSUE:

A resolution authorizing the City to enter into a delay agreement with Willow Wood, LLC.

SYNOPSIS:

This resolution authorizes a delay agreement between the City and Willow Wood, LLC to delay the installation of the required landscaping along 3500 South.

BACKGROUND:

On February 15, 2016, Dollar Tree submitted a building permit for a tenant improvement for property at 3515 West 3500 South. The estimated construction costs for this project totaled approximately \$150,450. The property has frontage along 3500 South, which is listed as one of West Valley City's High Image arterials. These frontages have specific landscaping requirements set forth in Chapter 7-13 of the West Valley City Municipal Code. These requirements take effect when any substantial modification to an existing site or structure in which the estimated construction cost exceeds \$50,000. These standards require a 20' bermed landscaped area be constructed between the sidewalk and parking area with one tree every 30'.

This particular parcel is part of a larger overall commercial complex and has very limited frontage along 3500 South (approximately 24') so it would be difficult to install just this small portion of the landscaping. Therefore, they wish to delay installation of any landscaping improvements until one of the adjacent properties also triggers the requirement and a larger portion of the frontage could be completed.

RECOMMENDATION:

City staff recommends approval to the City Council.

SUBMITTED BY:

Jody Knapp, Zoning Administrator

WEST VALLEY CITY, UTAH

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION AND
RECORDING OF A DELAY AGREEMENT BETWEEN WEST
VALLEY CITY AND WILLOW WOOD L.L.C., FOR PROPERTY
LOCATED AT 3515 WEST 3500 SOUTH.**

WHEREAS, Willow Wood L.L.C., the owner of property at 3515 West 3500 South (hereinafter the "Owner"), wishes to enter into an agreement to delay the installation of required landscaping at said location; and

WHEREAS, West Valley City (hereinafter the "City") agrees to allow Owner to delay the construction of the landscaping in order to allow time for additional development and provide a more complete and contiguous design of the improvements; and

WHEREAS, an agreement has been prepared for execution by and between the City and Owner, a copy of which is attached hereto and entitled "West Valley City Delay Agreement for Completion of Landscaping" (hereinafter the "Agreement"), which sets forth the rights, duties, and obligations of each of the parties with respect thereto; and

WHEREAS, the City Council of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety, and welfare of the citizens of West Valley City to execute and record the Agreement between West Valley City and Owner;

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Valley City, Utah, as follows:

1. That the Agreement executed by Owner and entitled "West Valley City Delay Agreement for the Completion of Landscaping" is hereby approved in substantially the form attached, and that the Mayor is hereby authorized to execute the Agreement for and on behalf of West Valley City, subject to approval of the final form of the Agreement by the City Manager and the City Attorney's Office.
2. That the City Recorder is directed to record the Agreement in the official records of the Salt Lake County Recorder.

PASSED and APPROVED this _____ day of _____, 2016.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER

WHEN RECORDED RETURN TO:

West Valley City Recorder
3600 South Constitution Blvd.
West Valley City, Utah 84119

Parcel I.D. #: 15-32-201-099

**WEST VALLEY CITY
DELAY AGREEMENT FOR COMPLETION OF LANDSCAPING**

THIS AGREEMENT, (herein "Agreement"), is entered into this _____ day of _____, 2016.

***** PARTIES *****

"OWNER:" Willow Wood L.L.C.
Address: 2733 E. Parley's Way, Suite 300
City, State, Zip: Salt Lake City, UT 84109

"CITY:" West Valley City, a Municipal Corporation of the State of Utah
Address: 3600 South Constitution Boulevard
City, State, Zip: West Valley City, Utah 84119

WITNESSETH:

WHEREAS, OWNER has received approval for a development located at 3515 West 3500 South, West Valley City, Utah, more particularly described in Exhibit A to this Agreement; and

WHEREAS, OWNER is required to install additional landscaping and streetscape improvements to meet the requirements of Chapter 7-13 of the West Valley City Municipal Code; and

WHEREAS, development patterns in the vicinity of the development make it impractical to install the landscaping and streetscape improvements as agreed at this time; and

WHEREAS, CITY and OWNER agree that a delay in installation of the landscaping and streetscape improvements would be mutually beneficial; and

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. **TERMS.** CITY agrees to permit OWNER to defer installation of the landscaping and streetscape improvements required by Chapter 7-13 of the West Valley City Municipal Code in accordance with the terms of this Agreement. The landscaping and streetscape improvements shall be installed on the property described in Exhibit A pursuant to the requirements of the West Valley City Municipal Code at the date of execution of this Agreement. OWNER agrees that the landscaping and streetscape improvements are required and agrees to waive any appeal, contest, or challenge to the landscaping and streetscape improvement requirements set forth in the West Valley City Municipal Code, whether generally or as applied to the subject property.
2. **TIME FOR INSTALLATION.** The installation of the landscaping and streetscape improvements shall be completed within six months of written request sent by CITY to OWNER. Said request may be sent at any time following the execution of this Agreement.
3. **COSTS.** The costs of installation shall be completely borne by OWNER.
4. **PERFORMANCE.** OWNER shall not be relieved of the obligation to install the landscaping and streetscape improvements until the installation is complete to the satisfaction of the CITY.
5. **INDEMNIFICATION.** Should OWNER fail to complete the installation as required by CITY pursuant to the terms of this Agreement or otherwise fail to perform its obligation pursuant to the terms of this Agreement, OWNER recognizes CITY'S right to install the landscaping and streetscape improvements and recover the costs from OWNER as necessary to install the landscaping and streetscape improvements to the CITY'S satisfaction. OWNER hereby grants the CITY a right of entry to install the landscaping and streetscape improvements upon OWNER'S failure to perform under this Agreement.
6. **APPLICABILITY.** Any and all of the obligations of OWNER as outlined in this Agreement shall run with the land described and shall constitute an encumbrance thereon. The rights, duties and obligations herein shall inure to the benefit of and be binding on the heirs, successors-in-interest, assigns, transferees, and any subsequent purchaser of the parties.
7. **ATTORNEY FEES.** In the event that the CITY commences legal action to enforce or interpret any term of this Agreement, CITY shall be entitled to recover from OWNER, reasonable attorney's fees, court costs, and any other costs incurred in connection with said action.
8. **SEVERABILITY.** If any provision of this Agreement is declared invalid by a court of competent jurisdiction, the remaining provisions shall not be affected thereby,

but shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

OWNER:

By: _____

Title: _____

State of _____)
:ss
County of _____)

On this _____ day of _____, 2016, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and affirmed that he is the _____ of Willow Wood L.L.C., a limited liability company, and that said document was signed by him in behalf of said limited liability company by authority of its bylaws or a Resolution of its Board of Directors, and he acknowledged to me that said limited liability company executed the same.

Notary Public

WEST VALLEY CITY:

MAYOR

CITY MANAGER

ATTEST:

CITY RECORDER

EXHIBIT A

SUBJECT PROPERTY

PARCEL:

LOT 5A, WILLOW WOOD SHOPPING CENTER LOTS 5, 6 & 8 AMENDED. 10276-9346

Parcel Number: 15-32-201-099

1.74 ACRES



Dollar Tree – 3515 W. 3500 S.



Dollar Tree – 3515 W. 3500 S.

May 12, 2016

MEMORANDUM

TO: CITY COUNCIL

FROM: WAYNE T. PYLE, CITY MANAGER

RE: UPCOMING MEETINGS AND EVENTS

City Council Study Meetings are held at 4:30 P.M. every Tuesday unless otherwise noted.

City Council Regular Meeting are held at 6:30 P.M. every Tuesday unless otherwise noted.

May

May 18, 2016 Other <i>Wednesday</i> Senior	Harman Heritage Series- Drops in a Bucket & Songs, 1:00 P.M.- 2:00 P.M. - Harman Recreation Center, 4090 South 3600 West
May 19, 2016 <i>Thursday</i>	My Place Economy Extended Stay Grand Opening, 11:00 AM to 2:00 PM- 3074 Decker Lake Drive
May 19, 2016 <i>Thursday</i>	36 th Annual Crossing Guards' Appreciation and Awards Banquet, 6:30 PM- 7:30 PM- 5055 Westridge Blvd
May 20, 2016 <i>Friday</i>	Free Movies in the Park (<i>Movie: Turbo</i>), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South
May 24, 2016 <i>Tuesday</i>	Silent Hero Breakfast, 8:00 AM- 9:30 AM- Granite Education Foundation, 2500 S State Street- Five Story Building Room #D102
May 26, 2016	Summer at the Station Concert

Thursday

May 30, 2016
Monday

Memorial Day Holiday- City Hall Closed

May 31, 2016

No City Council Meetings- 5th Tuesday

June

June 3, 2016
Friday

Free Movies in the Park (*Movie: Bee Movie*), Starts at Dusk (Approx. 9:30 PM)- Fairbourne Station, 2900 West Lehman Ave

June 7, 2016
Tuesday

RDA, HA, and BA Meetings Scheduled

June 9, 2016
Thursday

Summer at the Station Concert

June 9, 2016
Thursday

Slipknot with Marilyn Manson, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West

June 13, 2016- June 24, 2016
Thursday- Sunday

WestFest- Centennial Park, 5405 West 3100 South

June 14, 2016
Tuesday

Steely Dan/Steve Winwood, 7:00 PM- USANA Amphitheatre, 5125 South 6400 West

June 15, 2016
Wednesday

Harman Heritage Series- Art Alive! Stories Behind the Art, 1:00 P.M.- 2:00 P.M. - Harman Senior Recreation Center, 4090 South 3600 West

June 17, 2016
Friday

Free Movies in the Park (*Movie: TBD*), Starts at Dusk (Approx. 9:30 PM)- Centennial Park, 5415 West 3100 South

June 23, 2016
Thursday

Summer at the Station Concert

June 24, 2016

Jason Aldean, 7:30 PM- USANA Amphitheatre,

<i>Friday</i>	5125 South 6400 West
June 25, 2016 <i>Saturday</i>	Boston, 7:30 PM, USANA Amphitheatre, 5125 South 6400 West
June 30, 2016 PM <i>Thursday</i>	Healing Wall Opening Ceremony, 5:00 PM- 6:00 Centennial Park, 5415 West 3100 South
June 30, 2016 – July 4, 2016	Traveling Vietnam Memorial Replica “The Healing Wall”- Centennial Park, 5415 West 3100 South

July

July 4, 2016 <i>Monday</i>	Independence Day Holiday- City Hall Closed
July 7, 2016 <i>Thursday</i>	Summer at the Station Concert
July 8, 2016 <i>Friday</i>	Free Movies in the Park (<i>Movie: Madagascar 3</i>), Starts at Dusk (Approx 9:30 PM)- Fairbourne Station, 2900 West Lehman Ave
July 9, 2016 <i>Saturday</i>	Bret Michaels, 4:00 PM- USANA Amphitheatre, 5125 South 6400 west
July 10, 2016 <i>Sunday</i>	G-Eazy “Endless Summer Tour”, 6:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 16, 2016 <i>Saturday</i>	The Piano Guys, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 20, 2016 <i>Wednesday</i>	Korn & Rob Zombie, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 21, 2016 <i>Thursday</i>	Keith Urban feat. Brett Eldredge, 7:30 PM- USANA Amphitheatre, 5125 South 6400 West
July 21, 2016 <i>Thursday</i>	Summer at the Station Concert
July 25, 2016 <i>Monday</i>	Pioneer Day Holiday- City Hall Closed

July 26, 2016
Tuesday

Weezer/ Panic at the Disco, 7:00 PM- USANA
Amphitheatre, 5125 South 6400 West

July 29, 2016
Friday

Florida Georgia Line, 7:00 PM- USANA
Amphitheatre, 5125 South 5400 West

July 29, 2016
Dusk *Friday*
West

Free Movies in the Park (*Movie: Rio*), Starts at
(Approx. 9:30 PM)- Centennial Park, 5415
3100 South

August

August 2, 2016
Tuesday

National Night Out/ No City Council Meetings

August 4, 2016
Thursday

Summer at the Station Concert

August 12, 2016
Friday

Free Movies in the Park (*Movie: Kung Fu Panda 3*),
Starts at Dusk (Approx. 9:30 PM)- Centennial Park,
5415 West 3100 South

August 18, 2016
Thursday

Summer at the Station Concert

August 20, 2016
Saturday

Josh Groban with Special Guest Sarah McLachlan,
7:30 PM- USANA Amphitheatre, 5125 South 6400
West

August 21, 2016
USANA
Sunday

Journey and The Doobie Brothers, 7:00 PM-
Amphitheatre, 5125 South 6400 West

August 26, 2016
Friday

5 Seconds of Summer, 7:00 PM- USANA
Amphitheatre, 5125 South 6400 West

August 27, 2016
Saturday

Lynyrd Skynyrd, 8:00 PM- USANA Amphitheatre,
5125 South 6400 West

August 29, 2016
USANA
Monday

Heart, Cheap Trick, and Joan Jett, 6:30 PM-
Amphitheatre, 5125 South 6400 West

August 30, 2016

No Council Meetings- 5th Tuesday

September

September 2, 2016
Friday

The Dixie Chicks, 7:00 PM- USANA Amphitheatre,
5125 South 6400 West

September 5, 2016
Monday

Labor Day Holiday- City Hall Closed

September 11, 2016
Sunday

Black Sabbath, 7:30 PM- USANA Amphitheatre,
5125 South 6400 West

September 16, 2016
Friday

Def Leppard with REO Speed Wagon and Tesla,
7:00 PM- USANA Amphitheatre, 5125 South 6400
West

September 17, 2016
Saturday

Dirks Bentley, TBD- USANA Amphitheatre, 5125
South 6400 West

September 21, 2016
Wednesday

Lake Park Golf Social, 8 AM- 2 PM- Stonebridge,
4415 Links Drive

September 22, 2016
Thursday

Blink 182, 7:00 PM- USANA Amphitheatre, 5125
South 6400 West

September 30, 2016
Friday

Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125
South 6400 West

October

October 1, 2016
Saturday

Luke Bryan, 5:00 PM- USANA Amphitheatre, 5125
South 6400 West

October 4, 2016

RDA, HA, and BA Meetings Scheduled

Tuesday

October 13, 2016

Thursday

Brantley Gilbert, TBD- USANA Amphitheatre, 5125
South 6400 West

November

November 11, 2016

Friday

Veteran's Day Holiday

November 24, 2016

Thursday

Thanksgiving Holiday- City Hall Closed

November 29, 2016

No Council Meetings- 5th Tuesday

December

December 27, 2016

No Council Meetings- Christmas